



JAMIE WARNER
- ESTATE AGENTS -



25 Barton Drive, Kedington, Haverhill, CB9 7PS

£210,000

- CHAIN FREE SALE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- VILLAGE CENTRE LOCATION
- SPACIOUS SITTING/DINER
- GARAGE & PARKING
- OVERLOOKING A GREEN
- USEFUL ATTIC SPACE
- IDEAL FIRST PURCHASE

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OVERLOOKING A GREEN IN THE HEART OF KEDINGTON _ NO ONWARD CHAIN

Positioned in one of Kedington's most established residential settings, this attractive two double bedroom home enjoys open views across a pleasant green and is just a short walk from the village amenities. The property offers open-plan living accommodation, an enclosed rear garden, GARAGE, OFF-ROAD PARKING and a useful attic space.



Council Tax Band: B



Kedington

Kedington is a conveniently positioned, attractive and well served Suffolk village. The beautiful 14th century Grade I Listed Church of St Peter and St Paul. Suffolk House was once home to the celebrated Victorian poet/playwright Herman Merivale. The village has excellent facilities including local supermarket open long hours with newspaper delivery service available. Award winning butchers, superb Chinese with takeaway/delivery. Two public houses, horse riding facilities, numerous public amenity meadows & river walks in this child & dog friendly village, with a very large recreation ground. Well renowned primary school with 2 prep schools at nearby Barnidiston & Stoke By Clare. Newmarket, Bury St Edmunds, Saffron Walden & Cambridge are approximately 30 minutes away, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles), Whittlesford Parkway, Shelford and Cambridge. London Stansted airport is around 30 miles away.

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with window to front, radiator, attractive wood flooring and stairs rising to the first floor. Door leading to:

KITCHEN

2.95m (9'8") x 2.27m (7'5")

Thoughtfully fitted with a range of base and eye-level units complemented by worktops over, stainless steel sink unit with mixer tap, integrated dishwasher and washing machine, eye-level electric oven and four-ring hob with extractor over. A window to the front provides natural light, while the open-plan layout flows seamlessly into the sitting/dining room, creating an ideal space for modern living.

SITTING/DINING ROOM

4.70m (15'5") x 4.12m (13'6") max

A bright and spacious open-plan reception room offering clearly defined areas for both relaxing and dining. Wood flooring enhances the sense of space, while double doors open onto the rear garden, allowing natural light to flood the room and providing an excellent setting for entertaining or everyday family life.

FIRST FLOOR

LANDING

Central landing providing access to all first-floor accommodation, with stairs rising to the attic space.

BEDROOM ONE

4.12m (13'6") x 3.14m (10'4")

A generous principal bedroom enjoying a pleasant outlook over the rear garden. The room offers ample space for bedroom furniture and benefits from a useful built-in storage cupboard.

BEDROOM TWO

3.66m (12'0") x 2.03m (6'8")

A comfortable double bedroom with window to the front aspect, offering versatile accommodation ideal as a guest room, child's bedroom or home office if required.

BATHROOM

Fitted with a modern three-piece suite comprising a panelled bath with shower attachment over, vanity wash hand basin and WC. Finished with tiled flooring, heated towel rail and a front-facing window providing natural ventilation and light.

SECOND FLOOR

ATTIC SPACE

Accessed via stairs from the first-floor landing, this versatile attic space is currently utilised by the present owner as a hobby room. The area is boarded and benefits from power and lighting, making it ideal for hobbies, storage or occasional use. Buyers should note that this space has not been formally converted into habitable accommodation and is therefore not included as a bedroom.

OUTSIDE

FRONT GARDEN

The property enjoys an attractive open-plan frontage with a pathway leading to the entrance door. The garden has been designed for ease of maintenance, creating an appealing first impression.

REAR GARDEN

The rear garden offers a pleasant outdoor space, predominantly laid to lawn and enclosed by fencing, creating a private setting for everyday enjoyment. A patio area adjacent to the property provides space for outdoor seating and entertaining, while a pathway leads to the rear of the garden where there is a gate giving access to the driveway and off-road parking. A personal door also provides access to the garage.

GARAGE & PARKING

The property benefits from a single garage, accessed via a personal door from the rear garden. Beyond the garden gate is a driveway providing valuable off-road parking.

Viewings

By appointment with the agents.

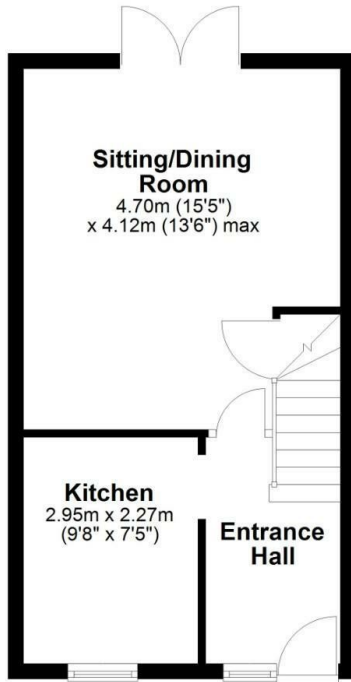
Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

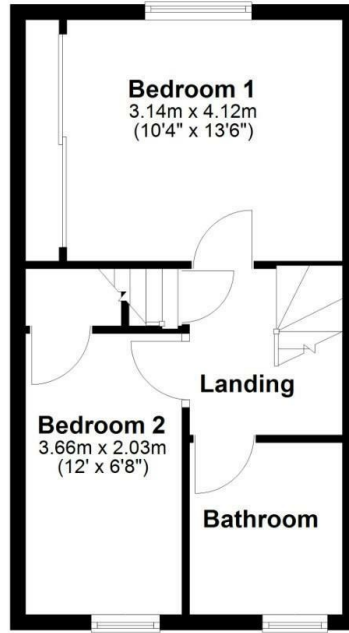




Ground Floor
Approx. 31.9 sq. metres (343.7 sq. feet)



First Floor
Approx. 31.9 sq. metres (343.7 sq. feet)



Total area: approx. 63.9 sq. metres (687.4 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	