JAMIE WARNER
– ESTATE AGENTS –







88 Westward Deals, Kedington, Haverhill, CB9 7PJ

£290,000

- Rarely Available Detached Home
- Two Reception Rooms
- Generous Rear Garden
- Four Bedrooms
- Kitchen & Separate Utility Room
- Garage To Rear
- Extended Family Accommodation
- Ground Floor WC
- No Onward Chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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RARELY AVAILABLE FOUR BEDROOM DETACHED HOME – NO ONWARD CHAIN! Situated in a central position within the popular and well-served village of Kedington, this extended four bedroom detached family home represents a rare opportunity, being one of only a handful of properties of this style on the development. Offering generous and versatile accommodation, including two reception rooms, kitchen, utility room and ground floor WC, the property also benefits from a good-sized rear garden and garage. With excellent potential for buyers to create a home to their own tastes, the property is offered for sale with no onward chain.

4 1 2

Council Tax Band: C





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.

Entrance Hall
Welcoming entrance hall with staircase rising to the first floor, useful built-in storage cupboard and radiator. Doors leading to the principal ground floor accommodation.

Sitting Room
5.82m (19'1") x 3.66m (12')
A generously proportioned sitting room offering plenty of space for a variety of furniture arrangements. Featuring a window to the side and a coal effect electric fireplace with marble surround and timber mantel, creating an attractive focal point. Radiator.

Dining Room
3.28m (10'9") x 3.05m (10')
A separate dining room providing ample space for a family dining table and chairs, ideal for everyday dining and entertaining. Positioned adjacent to the kitchen, the layout offers potential to create a spacious open-plan kitchen/dining room by removing the dividing wall, subject to any necessary structural investigations and consents. Window to side and radiator.

Kitchen
3.05m (10') x 2.44m (8')
Fitted with a range of matching base and eye level units complemented by round edged worktops, incorporating a one and a half bowl stainless steel sink with drainer. Space is provided for a freestanding cooker and fridge/freezer. Window to side providing natural light and tiled flooring.

Utility Room
1.73m (5'8") x 1.62m (5'4')
A useful addition to the ground floor accommodation, providing a separate practical space with tiled flooring and an external door opening onto the rear garden.

WC
Conveniently positioned ground floor cloakroom fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback and low-level WC.

First Floor

Landing
First floor landing with window to rear providing natural light and doors leading to all four bedrooms and the family shower room.

Bedroom 1
3.28m (10'9") x 3.64m (11'11")
A generously sized principal bedroom offering comfortable space for a double bed and additional bedroom furniture. Benefiting from a built-in storage cupboard, window to side and radiator.

Bedroom 2
3.15m (10'4") x 3.05m (10')
Another well-proportioned bedroom with space for a double bed and freestanding furniture. Window to side and radiator.

Bedroom 3
2.57m (8'5") x 3.05m (10')
A versatile bedroom offering space for bedroom furniture, equally suited to use as a guest bedroom, children's bedroom or home office. Window to side and radiator.

Bedroom 4
2.44m (8') x 2.00m (6'7")
A further bedroom which could also provide an ideal nursery, study or dedicated workspace, depending on individual requirements. Window to side providing natural light.

Shower Room
Fitted with a three piece suite comprising a double shower enclosure with electric shower, vanity wash hand basin with mixer tap and low-level WC. Complemented by tiled splashbacks, radiator and window providing natural light and ventilation.

Outside

Front Garden
The property is approached via a pathway leading to the entrance door, with an open-plan front garden laid mainly to lawn and complemented by established shrubs and planting. The garden provides an attractive setting to the front of the property.

Rear Garden
The property benefits from a generously proportioned rear garden, predominantly laid to lawn with paved pathways and seating areas. Enclosed by timber fencing, with a rendered garage building forming part of the boundary, the garden offers a good amount of usable outdoor space. Established shrubs, climbing plants and a mature tree provide greenery and interest, while a timber garden shed offers additional storage. Paved areas provide space for outdoor seating, and the garden presents excellent potential for further landscaping to suit individual tastes.

Garage
Located to the rear of the garden and accessible via a rear gate, with an up and over garage door.

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.











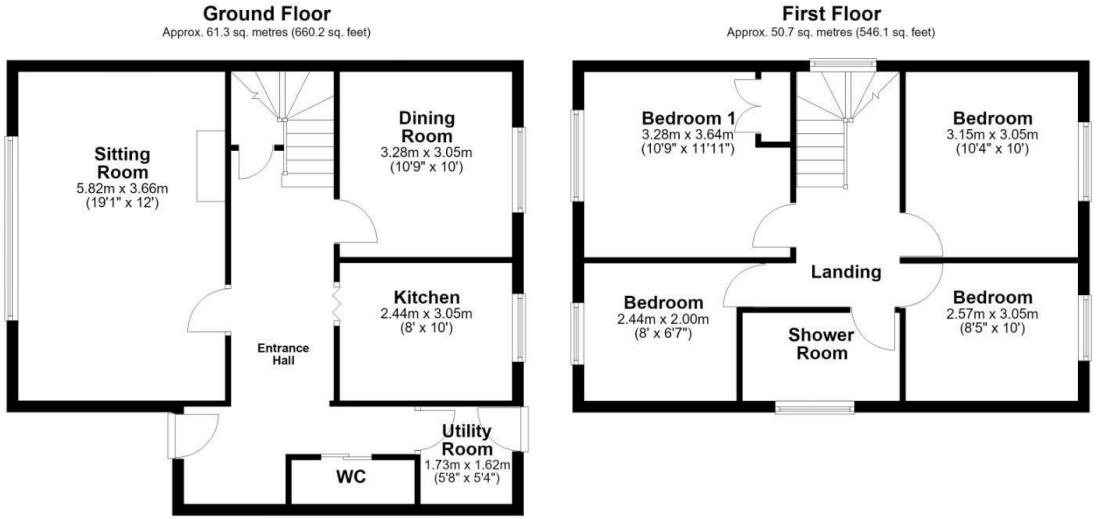










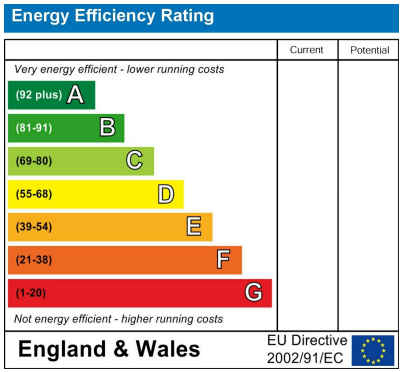


Total area: approx. 112.1 sq. metres (1206.3 sq. feet)



Viewings

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



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