

Clarke Philips

Estate Agents & Property Management



Guide Price £379,995

PLOT 123 LARK'S PLACE, KENNETT GARDEN VILLAGE | KENNETT | CB8 7QF

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WALKING DISTANCE TO RECENTLY BUILT PRIMARY SCHOOL AND KENNETT TRAIN STATION - The Verbena is a stunning 3-bedroom modern family home, benefitting from open-plan space, a bright interior layout, and some key additions to the benefit of family life.

To the ground floor, a dual-aspect living room overlooks the front of the home, opposite a handy cloakroom. An open-plan kitchen, family, and dining room opens onto the rear garden through elegant French doors, and benefits from an adjacent utility, a breakfast bar, and two spacious storage cupboards.

Upstairs, two double bedrooms – one of which is afforded the additional advantage of a private en-suite shower room – and a further bedroom share access to a well-equipped family bathroom.

About the Development

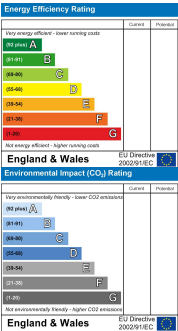
Lark's Place at Kennett Garden Village is a collection of 1, 2, 3, and 4-bedroom, eco-friendly homes in Kennett, Cambridgeshire. It is intended all homes will come equipped with rainwater-harvesting facilities, PV Panels, and electric car-charging ports as standard. These additions not only benefit the homeowners, but also the environment. Found in a sustainable village with plenty of open space, this development is ideal for first-time buyers, families, and downsizers looking to move out of the city.

Additional Information

- Estate Management Charge: £90.00
- Parking: Driveway
- Internal Area: 1043 sq. ft.
- Annual service charge: None
- Council tax band: TBC
- Tenure: Freehold

Directions

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDSCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.