Clarke Philips

Estate Agents & Property Management



MOULTON ROAD | KENTFORD

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MOULTON ROAD | KENTFORD

Guide Price £650,000 Freehold

FEATURES

- Four-bedroom detached family home
- Two en-suites, including a main bedroom with dressing area
- Living room with inglenook fireplace and LPG-fired log burner-effect fire
- Landscaped rear garden with views towards woodland and paddocks
- Walking distance to the village shop/post office and Kennett station, with links to Cambridge
- Easy access to the A11 and A14
- Within the catchment areas for two popular local village schools
- Virtual 3D tour available
- Awaiting EPC



DESCRIPTION

Set in a sought-after location, this spacious four-bedroom detached home offers versatile living space, a landscaped garden and views towards neighbouring paddocks.

The ground floor includes a generous living room with an inglenook fireplace housing an LPG-fired log burner-effect fire, a separate snug and a dining room. The kitchen/breakfast room opens into a bright sunroom overlooking the garden, with a utility room and downstairs WC completing the layout.

Upstairs, the main bedroom has a dressing area and en-suite bathroom. Bedroom two also benefits from an en-suite, while two further bedrooms share the family bathroom.

Outside, the landscaped garden provides space to relax and entertain. A gated driveway leads to a single garage. The property is within the catchment areas for two popular local primary schools, with easy access to the A11 and A14. Kennett railway station is within walking distance and offers links to Cambridge.

Entrance Hall 8'2" x 10'9" (2.49m x 3.28m)
Two built in cupboards , stairs leading to first floor.





ACCOMMODATION

Living Room 17'11" x 14'2" (5.46m x 4.33m)
Windows to front and rear with French doors leading to rear patio area. Inglenook fireplace with LPG style log burner.

WC 6'9" x 6'2" (2.06m x 1.87m)
Low level WC, hand wash basin window to rear aspect.

Kitchen/Breakfast Room 11'8" x 17'10" (3.56m x 5.44m)
Wide range of wall and base units with extractor over, integrated dishwasher and fridge freezer and a selection of drinks fridges. Windows to side and rear aspects, opening to;

Sun Room 12'8" x 8'9" (3.85m x 2.66m)
Vaulted Ceiling and windows enjoying views of the landscaped rear garden, woodland and paddocks beyond.

Utility Room 5'9" x 11'8" (1.75m x 3.56m)
wide selection of wall and base units with inset sink and drainer. Space and plumbing for washing machine and dryer. Door leading to side of the property.

Snug Lounge 11'7" x 17'11" (3.52m x 5.45m)
Windows to front and side of the property. Feature electric fireplace inset in wall. Opening to;

Dining Room 8'11" x 17'9" (2.73m x 5.41m)
Windows to front and side aspect.

Galleried Landing 11'7" x 14'1" (3.53m x 4.28m)
Window to front aspect, airing cupboard housing water cylinder.

Master Bedroom with Dressing Room 11'7" x 13'3" (3.52m x 4.03m)
Window to front aspect. Dressing room with variety of build in wardrobes leading through to;







En-suite Bathroom 6'9" x 8'6" (2.06m x 2.58m)
Inset panel bath with shower hose attachment. Low level wc and bidet. Hand wash basin and part tiled walls. Obscure window.

Bedroom 2 11'9" x 15'7" (3.58m x 4.76m)
Two double built in wardrobes, window to rear aspect enjoying views over paddocks to the rear of the property.

En-suite 7'1" x 6'0" (2.16m x 1.84m)
Comprising of shower cubicle, low level wc and hand wash basin. Part tiled walls and window to rear aspect.

Bedroom 3 9'9" x 14'2" (2.97m x 4.33m)
Built in double wardrobe, window to rear aspect overlooking paddocks to the rear of the property.

Bedroom 4 / Office 7'10" x 10'11" (2.40m x 3.33m)
Window to front aspect. Fitted out with wall and base fitted office furniture.

Bathroom 5'10" x 13'10" (1.79m x 4.22m)
Four piece suite comprising of panel bath, separate shower cubicle, low level wc and hand wash basin. Part tiled walls and window to side aspect.

Garage & Parking 8'11" x 17'9" (2.73m x 5.41m)
Private shingle driveway with gated access, leading up to single garage with up and over door.

Garden
The enclosed rear garden enjoys views over woodland and paddocks, with a generous patio providing ample space for outdoor dining and entertaining. This leads to a well-maintained lawn bordered by flower beds containing a wide variety of shrubs. An oil storage tank is positioned to the rear of the property.









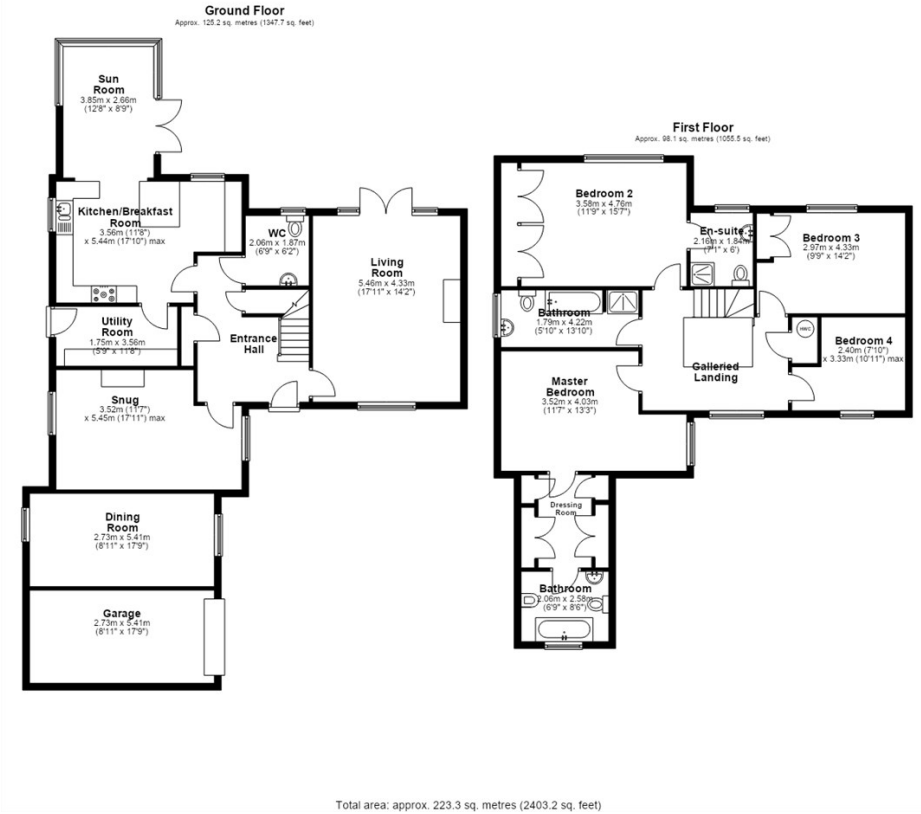


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Benefitting from Two En-suite's



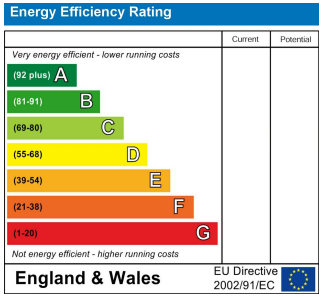


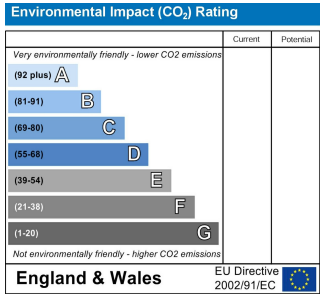


Total area: approx. 223.3 sq. metres (2403.2 sq. feet)

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Council Tax Band : E





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 MISDESCRIPTIONS 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.