



Rectory Road, Kedington, CB9 7QL

CHEFFINS

Rectory Road

Kedington,
CB9 7QL

A wonderfully presented and spacious three bedroom detached bungalow situated in the heart of Kedington. Offering a large kitchen/diner, utility room, beautiful private rear garden and driveway for multiple vehicles. (EPC Rating C)

LOCATION

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including a well regarded butchers, general store and further shops. There is a primary school, public house, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

3 1 2

Guide Price £350,000





ENTRANCE HALL

Radiator, doors to:

SITTING ROOM

Electric fireplace set within a stone surround, French doors to rear garden.

KITCHEN/DINER

Fitted base and eye level units with worktop over, ceramic sink with mixer tap, integrated fridge/freezer, integrated dishwasher, Range oven with extractor over, window to side, radiator, French doors to rear garden, door to:

BEDROOM THREE

Dual aspect windows, radiator.

UTILITY ROOM

Base and eye level units with worktop over, plumbing for washing machine, space for tumble dryer, stainless steel sink, wall mounted boiler, door to garden.

BEDROOM ONE

Box bay window to front, radiator.

BEDROOM TWO

Window to front, radiator, fitted wardrobes.

SHOWER ROOM

Fitted three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, heated towel rail, extractor fan, obscure window.

OUTSIDE

An immediate paved patio for seating and

entertaining partly enclosed by a flint wall on one side with steps leading down to a generous lawn bordered by mature colourful shrubs and plants. A timber shed sits to the end of the garden, all enclosed by timber fencing.

PARKING

Block paving driveway for 2 to 3 vehicles.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £350,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

