



Dash End, Kedington,  
CB9  
Haverhill

Guide Price  
£425,000

LEE WILKINSON  
POWERED BY  
exp<sup>®</sup> UK

Bedrooms: 5 | Bathrooms: 3 | Receptions: 1

Lee Wilkinson Estate Agents Wickhambrook, are delighted to offer for sale this beautifully presented five bedroom family home in the lovely village of Kedington. The property has been extended and improved by the current owners, to provide comfortable living accommodation, plus a large garden games room and bar, perfect for socialising. The property also offers plenty of off road parking, an easy maintenance rear garden, and air conditioning fitted to bedrooms and garden room, ideal for warmer months. Kedington is a village which benefits from plenty of its own amenities, including well regarded primary school, public houses, village stores and award winning butchers. The towns of Haverhill, Clare and Bury St Edmunds are nearby, with a more extensive range of facilities, and Cambridge is within easily commuting distance.

Property Ref; LW0712





Part glazed entrance door leading into;

### Entrance Hall

A lovely modern open space. Stairs to the first floor with plenty of built in, push close, storage space under, including full height double coat cupboard. Glass stair panelling. Water softener installed in one of the storage cupboards. Half height wood wall panelling, and doors through to;

Sitting Room - 4.03m x 3.34m (13'2" x 10'11")

Window to front aspect.

Bedroom 5/Study - 2.58m x 3.34m (8'5" x 10'11")

Formally part of the sitting room, and divided by current owner to provide an extra bedroom space, however, this wall can be removed fairly easily to be opened back up to the sitting room, should new owners wish. Double doors leading into the rear garden.



Shower Room - 1.36m x 2.63m (4'5" x 8'7")

Three piece suite comprising corner shower enclosure with thermostatic shower within, pedestal wash basin and W/C. Tiled walls and obscured window to rear aspect.

Kitchen/Diner - 6.5m x 3.59m (21'3" x 11'9")

Fitted with a range of modern gloss wall and base units with solid wood worksurface over, and acrylic sink inset with mixer tap over. Centre island, with storage under, and matching wooden worksurface over. Integral dishwasher, two single eye-level ovens with induction hob and extractor over. Integral microwave and fridge/freezer. Tiled floor and part tiled walls. Built in dining table to compliment the worksurfaces. Bi-fold doors onto the rear garden patio area and window to front aspect, bringing in plenty of natural light. Door through to;



Utility Room - 3.04m x 2.33m (9'11" x 7'7")

Space and plumbing for washing machine and separate dryer, as well as undercounter fridge and freezer. Tiled floor and Velux style roof window. Part glazed door into the rear garden.

1st Floor

Landing

Half height wooden wall panelling. Access to loft space and doors through to;

Bedroom 1 - 4.4m max x 3.59m max (14'5" x 11'9")

A generous sized room with large window to front aspect. Wall mounted air conditioning unit. Door through to;

Ensuite - 1.68m x 3.55m (5'6" x 11'7")

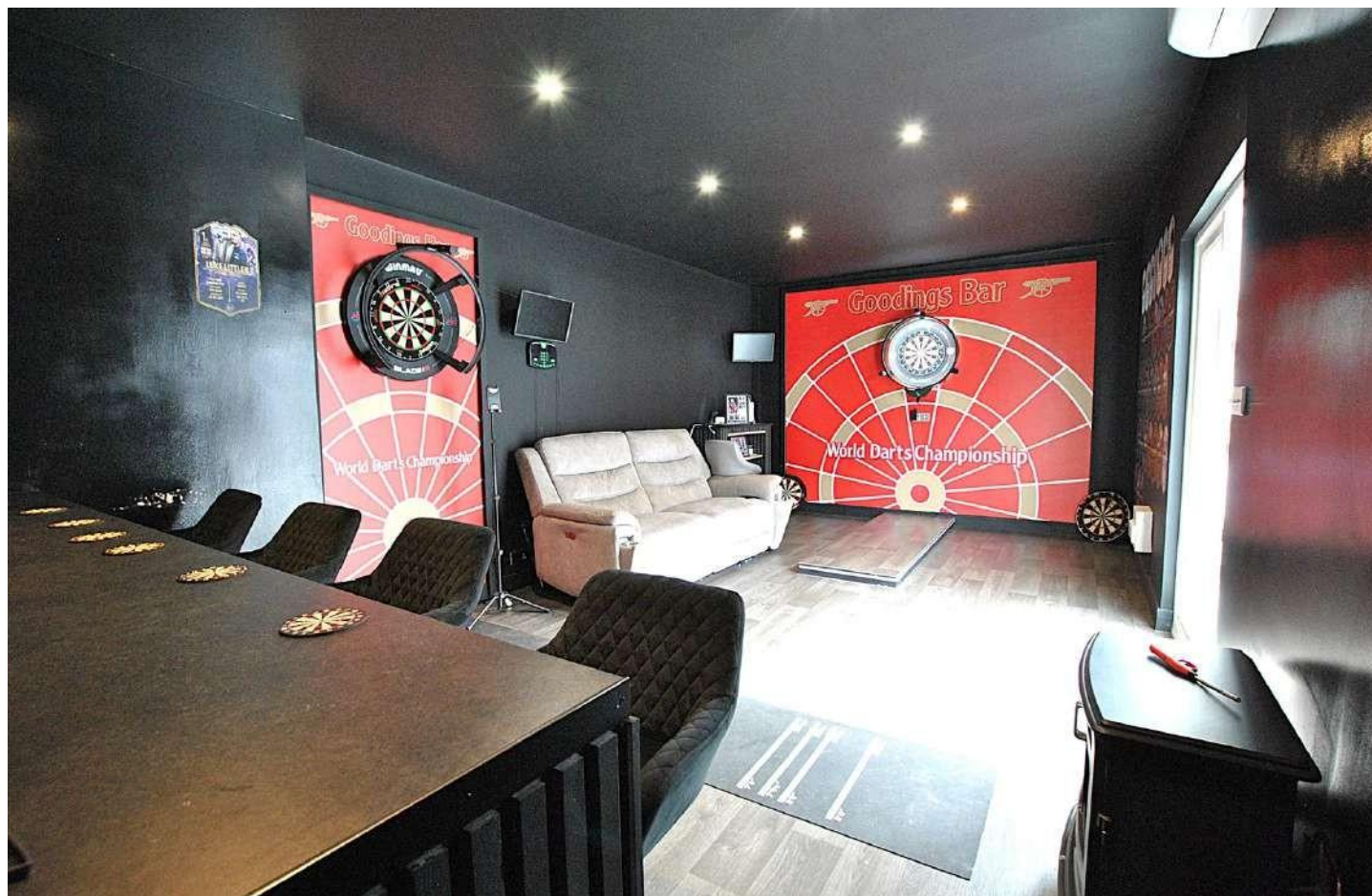
Four piece suite comprising two person jacuzzi bath with hand held shower attachment over. Wash basin set into vanity unit with storage under, W/C and walk in shower enclosure with thermostatic multi head shower. Tiled floor and walls, heated towel rail and obscured window to rear aspect.

Bedroom 2 - 3.66m max x 3.32m max (12'0" x 10'10")

Wall mounted air conditioning unit. Window to front aspect.

Bedroom 3 - 3.02m x 3.31m (9'10" x 10'10")

Wall mounted air conditioning unit and window to rear aspect.





Bedroom 4 - 2.67m max x 3.44m max (8'9" x 11'3")

Built in cupboard housing boiler. Wall mounted air conditioning unit and window to front aspect.

Bathroom - 1.59m x 2.72m (5'2" x 8'11")

Three piece suite comprising W/C, shower bath with glass shower screen and multi head thermostatic shower over. Wash basin set into vanity unit with storage under.

Outside

Garden Games Room & Bar - 3.65m x 7.52m (11'11" x 24'8")

Currently utilised as a games room and bar, but could have many potential uses for any new owners. Some sound proofing on the walls, wall mounted air conditioning unit, and plenty of power and lighting. Wood effect flooring.

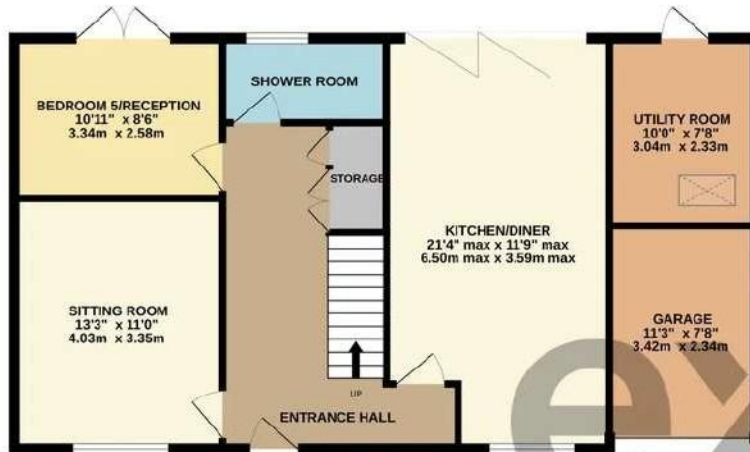
Gardens

The front of the property is laid to tarmac, to create plenty of off road parking, in turn leading to the garage, which has an electric roller door. EV charging point. The garden is enclosed by wooden fencing with sliding vehicular gate. The rear garden is currently very easy maintenance, being laid to paved patio and artificial grass area, and is enclosed by wood panelled fencing with rear gate providing pedestrian access.



Property Ref; LW0712

GROUND FLOOR  
843 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



GARDEN BUILDING  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 1819 sq.ft. (169.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

LEE WILKINSON

POWERED BY  
exp UK