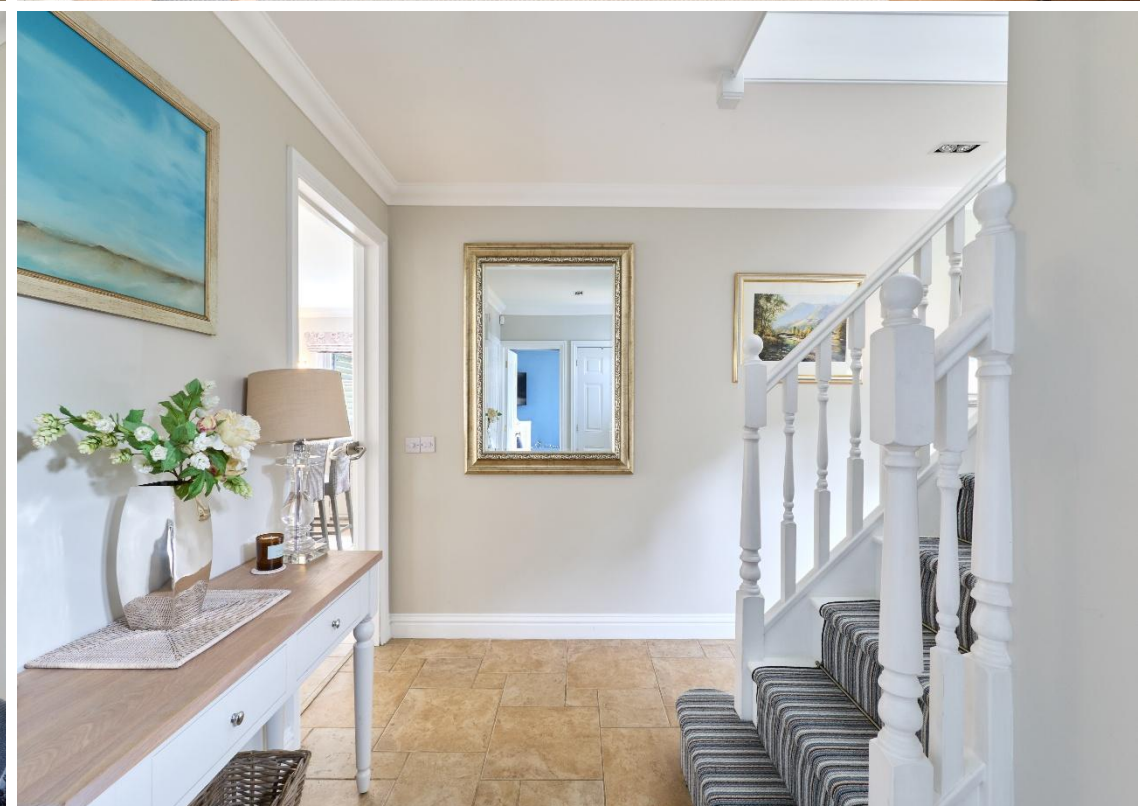




**Hawthorn House,
Kentford**

**DAVID
BURR**





Hawthorn House, 2 Kennett Park Close, Kentford, CB8 8QU

Kentford is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

Hawthorn House offers light and airy, updated and generously proportioned living accommodation finished to a high standard including a bespoke refitted kitchen extending into an impressive dining/living area which opens to the garden, a further 3 reception rooms, 5 bedrooms, 2 of which ensuite and a separate office with own external access. Set behind an extensive gated driveway the property enjoys beautifully landscaped rear gardens affording a great deal of privacy and a double garage.

An exceptional 5-bedroom detached 3,169 sq. ft home in an exclusive six-property development, conveniently located for local amenities and transport links.

Ground Floor

ENTRANCE HALL A spacious and welcoming entrance hall with tiled flooring and a useful storage cupboard for coats and shoes, also housing the electric meters and consumer unit. Doors lead to all principal ground floor rooms, with stairs rising to the first floor.

CLOAKROOM Fitted with a low-level WC, vanity unit incorporating a wash hand basin with mixer tap, heated towel rail and radiator. Finished with decorative wall panelling.

SNUG / SITTING ROOM A comfortable double-aspect reception room with windows to the front and side elevations and an electric feature fireplace.

KITCHEN / DINING / FAMILY ROOM A spacious open-plan kitchen and living space forming the hub of the home. The bespoke fitted Neptune kitchen has been thoughtfully designed with a range of solid oak base and wall units, complemented by a large central island providing additional storage and workspace. Features include a Rangemaster cooker with extractor hood above, integrated dishwasher, fridge freezer, wine cooler, and a double Belfast sink with Quooker hot, filtered and sparkling water tap.

The room benefits from tiled flooring, a feature bay window overlooking the garden, additional side and rear windows, and French doors opening onto the garden. Originally two separate rooms, the space has been opened up to create a generous dining and family area with ample room for a large dining table, seating, and fitted storage/media units.

UTILITY Fitted with a range of storage units and a stainless-steel sink with drainer and mixer tap. There is plumbing and space for a washing machine and tumble dryer, together with an extractor fan and side door providing external access.

LIVING ROOM A well-proportioned reception room featuring a sash window to the front elevation and sliding doors opening into the conservatory. The focal point of the room is an inglenook fireplace with a recently installed wood-burning stove, stone hearth and timber bressummer beam.

CONSERVATORY With tiled flooring, electric radiator and French doors leading out to the rear garden.

First Floor

LANDING Spacious galleried landing with front-facing window, loft access, airing cupboard housing the pressurised hot water system, and doors leading to all bedrooms and the family bathroom.

PRINCIPAL BEDROOM A generous main bedroom with a range of fitted wardrobes and an archway leading to a dressing area with additional storage.

EN SUITE BATHROOM Fitted with a four-piece suite comprising a panelled bath with shower attachment, walk-in shower cubicle, pedestal wash hand basin and low-level WC. Additional features include a radiator, extractor fan, shaver point and Velux window.

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OFFICE / STUDY Accessed from the dressing area, this versatile room is situated above the double garage and benefits from its own independent external staircase and entrance. Suitable for use as a home office, studio or additional reception space. Features include windows to both sides, LVT flooring, radiator and loft access.

BEDROOM 2 Double bedroom overlooking the rear garden, with fitted wardrobes and access to an en-suite shower room.

EN SUITE SHOWER ROOM Fitted with a fully tiled shower cubicle, low-level WC, vanity unit with inset wash hand basin, heated towel rail, extractor fan and obscured rear window.

BEDROOM 3 Double bedroom with rear aspect window.

BEDROOM 4 Double bedroom with rear aspect window.

BEDROOM 5 Currently used as a study/music room, with a window to the front elevation.

FAMILY BATHROOM Refitted bathroom comprising a freestanding roll-top bath with shower attachment, walk-in shower enclosure with rainfall shower, low-level WC and wash hand basin set within a vanity unit. Additional features include a heated towel rail, mirrored cabinet, extractor fan and part-tiled walls.

Outside

The property is situated within Kennett Park Close, a private development of six similar detached homes. Accessed via double five-bar gates, the property benefits from a large gravel driveway providing parking for several vehicles, together with an electric vehicle charging point and access to the double garage, which has power and lighting and a recently updated oil-fired boiler. A pathway leads to the front entrance, with side access to the rear garden and an external staircase serving the office above the garage.

The rear garden has been beautifully landscaped and is very private and includes a patio seating area, mature flower beds and borders, summer house, and a covered outdoor seating area with heating. Further features include an outside tap, external power points, bin storage area and is gated to the front of the property.

SERVICES Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND G. (£3,636.48 per annum)

EPC D

TENURE Freehold.

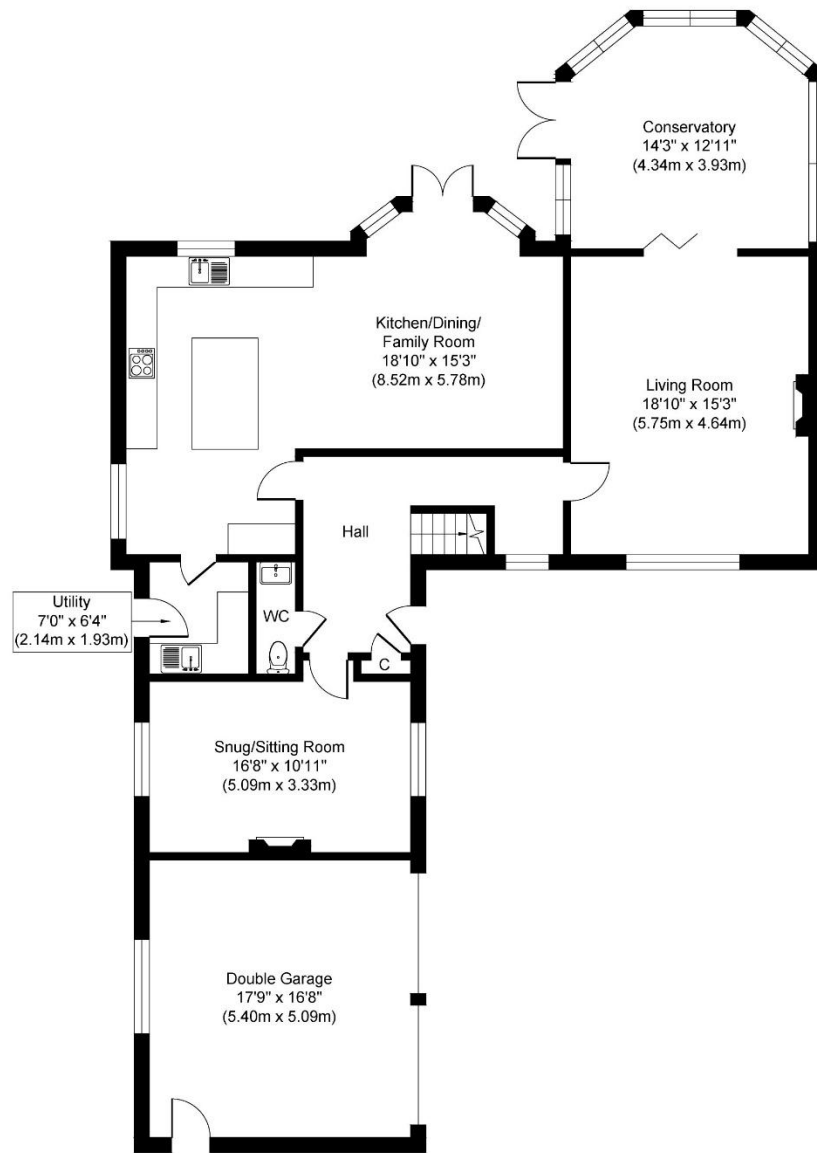
CONSTRUCTION TYPE Brick and rendered construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

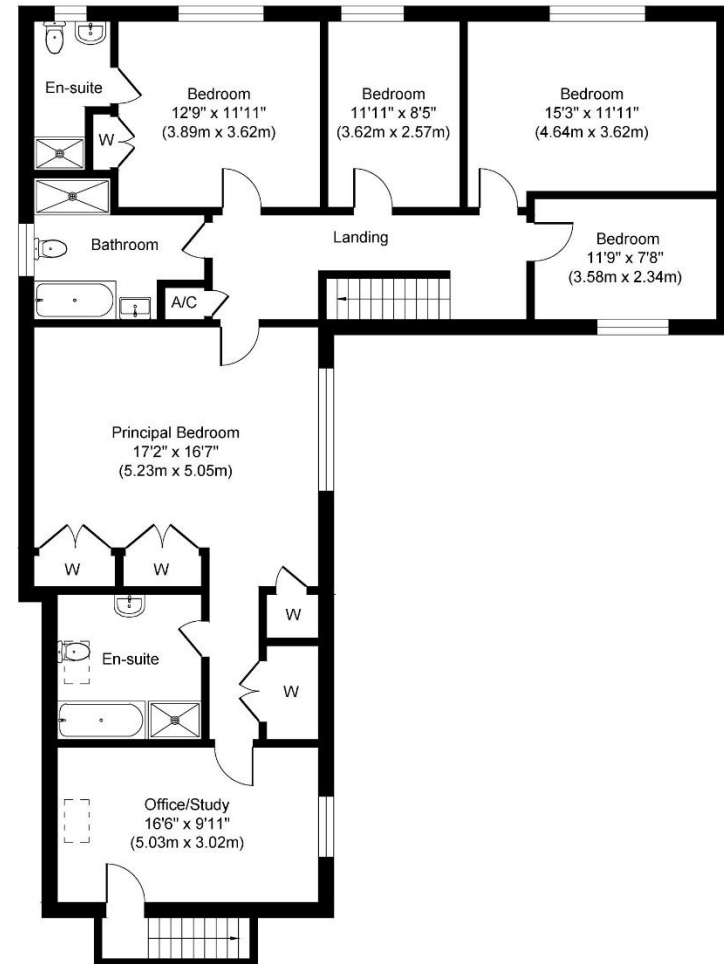
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VIEWING Strictly by prior appointment only through DAVID BURR.





Ground Floor
Approximate Floor Area
1689 sq. ft
(156.88 sq. m)



First Floor
Approximate Floor Area
1480 sq. ft
(137.46 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

