Saints Walk, Kedington, CB9 7HU

CHEFFINS

CHEFFINS

Saints Walk

Kedington,
CB9 7HU

4 2 2

Guide Price £385,000

A beautifully presented family home, in the sought after village of Kedington. This spacious home offers four bedrooms, ensuite, bathroom & downstairs cloakroom with landscaped garden and parking for two cars. Finished to a high specification. (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.

ENTRANCE HALL
Spacious entrance hall. Access to all rooms. Radiator. Storage.

LIVING/DINING ROOM
French doors to rear garden. Dual aspect. Two radiators.

KITCHEN
Matching wall and base units. Integrated appliances. Eye level cooker and grill. 4 ring electric hob. Space for dishwasher. Window. Radiator.

STUDY/FAMILY ROOM
Window to rear. Radiator. Door to:

UTILITY
Matching wall and base units, plumbing for washing machine.

WC
Two piece suite. Radiator.

FIRST FLOOR

MAIN BEDROOM
Double room. Radiator. Front facing. Built in wardrobe. Door to:

EN-SUITE
Three piece suite. Heated Towel Rail.

BEDROOM TWO
Window to rear. Radiator.

BEDROOM THREE
Window to front. Radiator.

BEDROOM FOUR
Window to rear. Radiator.

BATHROOM
Four piece suite. Heated towel rail. Obscure window.

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

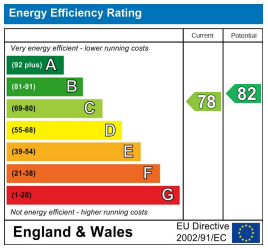
The vendor has confirmed the property is heated through air source heat pump.

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.

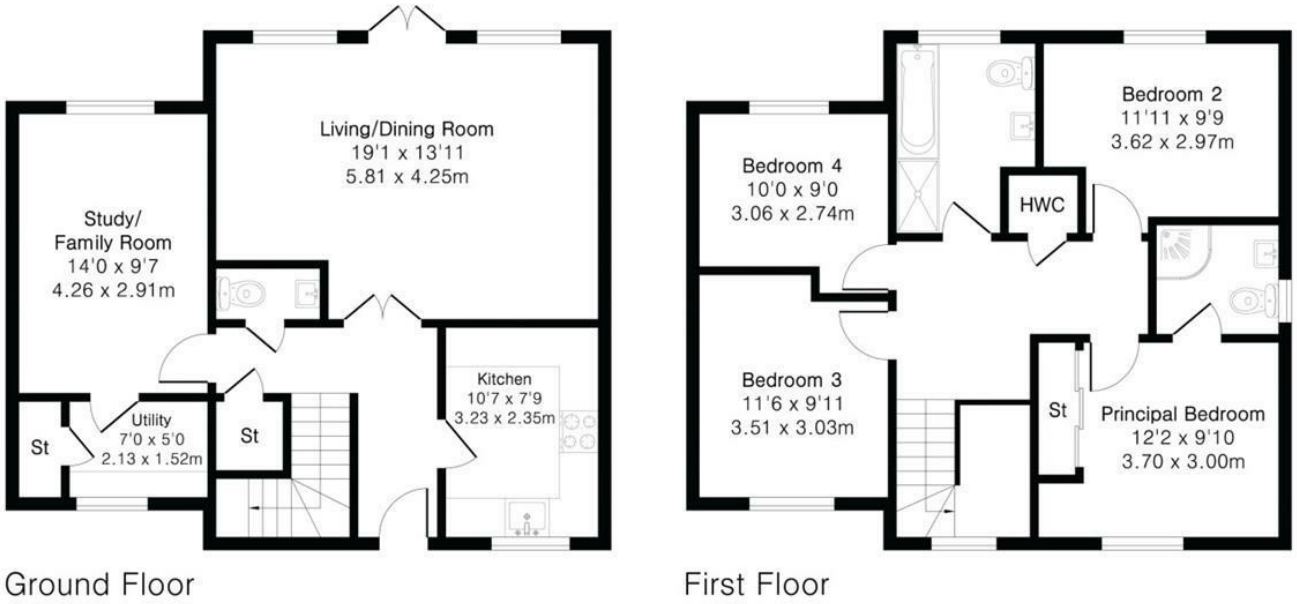
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Approximate Gross Internal Area 1352 sq ft - 126 sq m

Ground Floor Area 676 sq ft – 63 sq m

First Floor Area 676 sq ft – 63 sq m



Guide Price £385,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

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.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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

CHEFFINS