



Haverhill Road, Kedington, CB9 7UQ

CHEFFINS

Haverhill Road

Little Wratting, Kedington,
CB9 7UQ

A splendid 3/4 bedroom cottage located on the border of Kedington. The property is renovated throughout, and offers a versatile living space throughout. The accommodation consists of a large open plan living/dining room, modern kitchen and downstairs bedroom/office. Upstairs you're greeted with three double bedrooms, and family bathroom. Outside, the property sits centrally on a good plot, allowing for an in/out drive way suitable for multiple vehicles and an enclosed rear garden with field views.

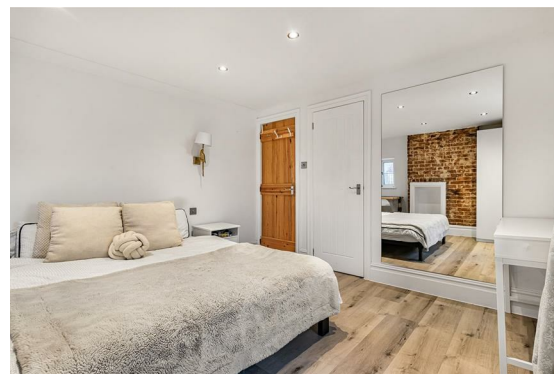
LOCATION

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 1

Guide Price £475,000





GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

Wooden floor, radiator, log burner, two windows to front, bi-fold doors with garden views.

KITCHEN

Newly fitted base and eye level units, integrated fridge/freezer, eye level cooker and four ring electric hob with extractor over, wine cooler, integrated dishwasher, butler sink, cupboard housing boiler, window to front, stairs to first floor, door to garden, door to bedroom four/study.

BEDROOM FOUR/STUDY

Window to side, radiator.

FIRST FLOOR

LANDING

Window to rear, storage cupboard.

BEDROOM ONE

Double aspect windows, built in wardrobe, radiator.

BEDROOM TWO

Two windows to side, radiator.

BEDROOM THREE

Window to front, radiator.

BATHROOM

Newly fitted three piece suite comprising bath with shower over, low level wc, vanity hand wash basin, heated towel rail, vanity mirror, obscure window.

OUTSIDE

DOUBLE GARAGE AND DRIVEWAY

Double garage with power and lighting connected, personal access door to rear. Generous driveway for multiple vehicles.

REAR GARDEN

South facing with field views, large patio area for seating with the remainder of the garden being laid lawn.

AGENTS NOTE

AGENTS NOTE - We have been made aware there is a planning application for houses to be built to the rear of the property.

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 £475,000

Tenure – Freehold

Council Tax Band – D

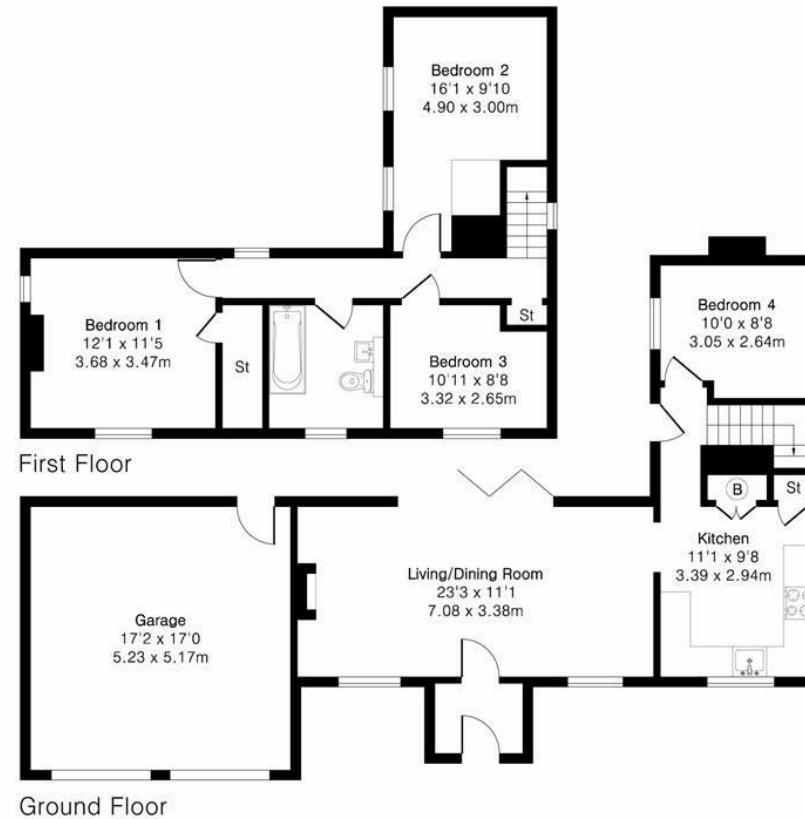
Local Authority – West Suffolk

**Approximate Gross Internal Area 1090 sq ft - 101 sq m
(Excluding Garage)**

Ground Floor Area 559 sq ft – 52 sq m

First Floor Area 531 sq ft – 49 sq m

Garage Area 291 sq ft – 27 sq m



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.

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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.



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