



Jackdaw Way, Kennett, CB8 7WN

CHEFFINS

Jackdaw Way

Kennett,
CB8 7WN

3 2 1

Guide Price £340,000

- Modern Semi-Detached Home
- 3 Bedrooms - 1 Ensuite
- Kitchen/Breakfast Room
- Landscaped South Facing Rear Garden
- Driveway & EV Charging
- Air Source Underfloor Heating to Ground Floor
- Over £6,000 Worth of Upgrades Made
- Convenient Transport Links
- NHBC Warranty

A nearly new 3 bedroom semi-detached home situated with easy access to A11/A14. This superb property offers a stylish well-equipped fitted kitchen/dining room overlooking the garden, a living room, a primary bedroom with ensuite shower room and a modern family bathroom. Outside, the beautifully landscaped South facing garden provides the perfect space for relaxing and entertaining. Further features include underfloor heating on the ground floor, solar panels and an EV charging point. Early viewing is highly recommended.





LOCATION

KENNETT and neighbouring Kentford are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

ENTRANCE HALL

with entrance door, stairs to the first floor landing.

CLOAKROOM

with a low level WC, hand wash basin, window to the front aspect.

LIVING ROOM

with a bay window to the front aspect.

KITCHEN/DINING ROOM

Open plan with a range of wall and base mounted units, rolled edge worktop surfaces, sink unit, a range of integrated Zanussi appliances including an induction hob with extractor hood over, oven, dishwasher, fridge/freezer and washing machine, built-in storage cupboard, window to the rear aspect, double doors to the garden.

FIRST FLOOR**LANDING**

with a large built-in shelved storage cupboard and airing cupboard housing water cylinder.

PRIMARY BEDROOM

with a radiator, window to the front aspect.

ENSUITE SHOWER ROOM

with a hand wash basin, low level WC, shower, heated towel rail.

BEDROOM 2

with a radiator, window to the rear aspect.

BEDROOM 3

with a radiator, window to the rear aspect.

FAMILY BATHROOM

with a low level WC, hand wash basin, panelled bath with shower over, heated towel rail, window to the front aspect.

OUTSIDE

To the rear of the property is a stunning landscaped South facing garden mainly laid to lawn with patio seating area, further decked area, flower bed borders, 4 double WIFI sockets, gated side access. The property enjoys a private non-overlooked aspect to the rear as it backs onto the school playing field.

To the side of the property is driveway providing off-road parking for 2 cars and an EV charging point.

SALES AGENTS NOTES

Tenure – Freehold

Annual Service Charge – £90

Property Construction – Brick and Weather board

Square Footage – 931

Parking – Off-Road Parking on Driveway for 2 cars

Electric, Water & Sewerage Supply – Mains Connected

Heating sources – Air source heat pump (radiators and underfloor), 2 solar panels (these were installed when the property was built and are owned outright)

Broadband Type – FTTP

Mobile Signal/Coverage – Yes

Flood risk – Low

Planning Permissions Nearby – Bellway are still building as part of the Kennett Garden Village development.

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

We have not been made aware of any restrictive covenants for the property, as the title is currently not yet registered with HM Land Registry, this will however need to be confirmed during the conveyancing process.

A superb property being offered for sale due to the vendors change in circumstance and needing to upsize.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(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 £340,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – East Cambridgeshire

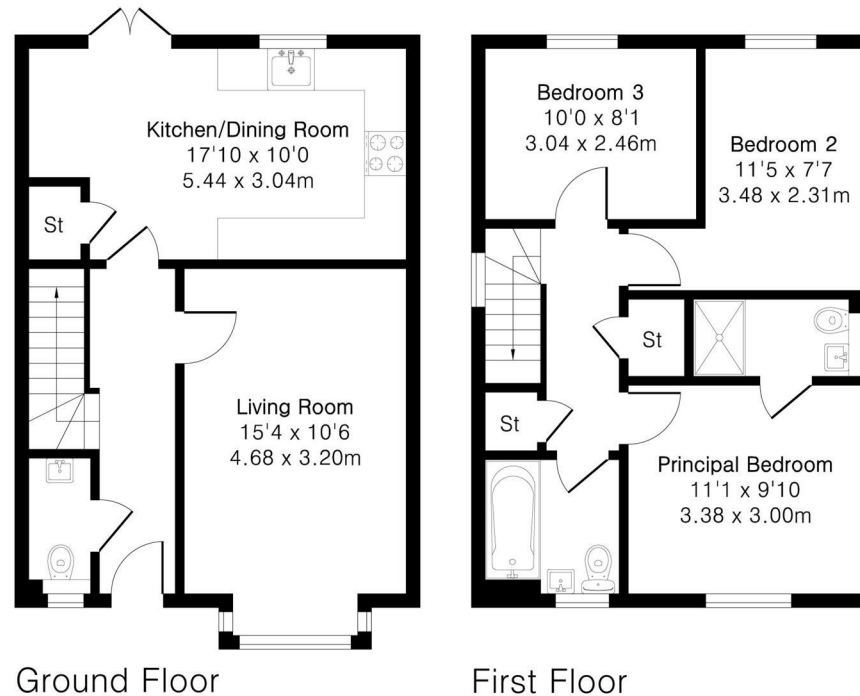




Approximate Gross Internal Area 931 sq ft - 87 sq m

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 460 sq ft – 43 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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