



Jackson & Co



## Station Road

Kennett, Cambridgeshire, CB8 7QF

Guide Price £299,995

AVAILABLE NOW!, RESERVE TODAY! NEW BUILD, SEMI-DETACHED property. This property benefits from THREE bedrooms, including a MASTER BEDROOM with EN SUITE. Family bathroom, kitchen/dining area, with DOUBLE DOORS leading to a lovely garden, WC and TWO PARKING SPACES.



# Property Features

- BRAND NEW BUILD PROPERTY - READY TO RESERVE!
- PARKING FOR TWO CARS WITH CAR CHARGING POINT
- KITCHEN/DINING ROOM WITH DOUBLE DOORS TO GARDEN(PATIO)
- THREE BEDROOMS, MASTER WITH EN SUITE
- REAR GARDEN WITH PATIO AREA
- SHORT WALK FROM TRAIN STATION
- EASILY ACCESSIBLE FROM A11 & A14
- INCENTIVES AVAILABLE
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- REPUTABLE DEVELOPER (NHBC GUARANTEES)

## FULL DESCRIPTION

As you enter the inviting home, the ground floor welcomes you with an entrance hall that leads to a convenient WC and a well-appointed living room, perfect for relaxation. The heart of the home is undoubtedly the well appointed Kitchen/Dining Room, designed for modern living, where family meals and social gatherings can flourish. The double doors not only flood the space with light but also connect you to the good-sized rear garden, making indoor-outdoor living a breeze

Venturing to the first floor, you will discover three generously sized double bedrooms, each offering ample space and natural light. The family bathroom caters to the needs of the household, while the master bedroom boasts an en suite, providing a private retreat for relaxation. Each bedroom is designed with stylish finishes, making them both functional and aesthetically pleasing

Externally, the property features a well-proportioned rear garden, perfect for outdoor living. The space includes a patio area for alfresco dining and a lawn for children to play or for gardening

enthusiasts to cultivate their green thumb. The garden is bordered by panelled fencing, ensuring privacy and security, with easy access to your parking for two vehicles, complete with electric car chargers

The location is significant, situated in a tranquil village setting yet close to essential transport links. The Kennett train station is within walking distance, making it ideal for commuters or those who enjoy the country lifestyle while needing to travel to nearby towns and cities. Families will appreciate the proximity to local schools and amenities, ensuring a well-rounded living experience

## MEASUREMENTS:

Kitchen and dining area - 4.78m (max) x 3.45m (max) (15'8" (max) x 11'4" (max))

Living room - 3.68m (max) x 5.14m (max) (12'1" (max) x 16'10" (max))

Cloakroom - 1.01m x 1.66m (3'4" x 5'5")

Bedroom 1 - 3.29m x 3.34m (max) (10'10" x 11'0" (max))

Bedroom 1 en suite - 1.40m x 2.43m (4'7" x 8'0")

Bedroom 2 - 2.52m x 3.09m (8'3" x 10'2")

Bedroom 3 - 2.17m x 2.04m (7'1" x 6'8")

Bathroom - 2.52m x 1.97m (8'3" x 6'5")

Tenure: Freehold

Local Authority: East Cambridgeshire

Council Tax Band: TBC

Services: Mains Electric & Water (Heating-Energy Source Heat Pump + Added benefit of solar panels for energy efficient living)

Estate management charge - £90 PA

\*ADDITIONAL INCENTIVES MAY BE APPLIED, PLEASE CONTACT US FOR FURTHER INFORMATION\*

AGENTS NOTES: Photos have been used from a show home which provides realistic like for like comparisons as to what is being advertised.





## Ground Floor

## First Floor



Jackson & Co Bury St  
Edmunds

[www.jacksonandcocovertingsuffolk.co.uk](http://www.jacksonandcocovertingsuffolk.co.uk)  
[contact@jackson-ps.co.uk](mailto:contact@jackson-ps.co.uk)  
01284 598 030

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements