



Church Lane, Kennett CB8 7QG

Offers In Excess Of £400,000



Morris Armitage

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Video Tour Available

A superbly improved and cleverly extended modern and detached bungalow set in a non-estate location and in walking distance of a main line railway line to the City of Cambridge.

Incredibly deceptive, this impressive bungalow offers accommodation to include a fabulous vaulted 27ft kitchen/dining/family room offering an appealing modern open plan living area, utility room, three good size bedrooms (en-suite to master) and a family bathroom.

Externally the property offers a enclosed front garden, extensive driveway parking, garage and a delightful fully enclosed rear garden.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Porch

Door leading to Entrance Hallway

Entrance Hallway

Doors leading to all rooms.

Kitchen/Dining/Living Room 27'2" x 19'9" (8.29 x 6.04)

Kitchen Area- Fitted with a range of matching eye and base level storage cupboards with wooden working surfaces over. Sink and drainer with mixer tap over. Intergrated oven. Intergrated dishwasher. Intergrated fridge. Large work surface with intergrated electric hob and space for stools.

Dining Area- Large space for table and chairs. Window to side aspect. French doors leading to rear garden.

Living Room Area: Fire with slate hearth creating useful shelf space. Windows to side aspect and French doors leading to rear garden.

Utility Room 8'8" x 7'9" (2.65 x 2.37)

Fitted with a range of eye and base level storage units with work surfaces over. Sink with taps over. Space and plumbing for washing machine. Space for tumble dryer. Door leading to rear garden. Door through to garage.

Bedroom 12'6" x 9'4" (3.82 x 2.87)

Window to front aspect. Radiator

Bedroom 10'11" x 9'10" (3.34 x 3.02)

Window to front aspect. Radiator

Bathroom 9'11" x 6'5" (3.04 x 1.98)

Three piece suite comprising low level WC with concealed cistern, sink with vanity unit, shower cubicle. Base level cupboards. Radiator.

Master Bedroom 12'6" x 11'3" (3.82 x 3.45)

Built in wardrobes. Window to side aspect. Radiator. Door to:

En Suite

Three piece suite comprising low level WC with concealed cistern, sink with vanity unit, panelled bath with shower over. Built in storage cupboard. Obscured window to side aspect. Radiator.

Garage 15'10" x 8'8" (4.85 x 2.65)

Outside - Front

Enclosed front garden with extensive parking, garage and access through gate to rear garden.

Outside - Rear

Fully enclosed rear garden with large patio area, raised beds, lawned area bordered by gravel pathway. Fenced area housing garden equipment and large shed. Oil tank. Gated access to front garden and door to garage.

Location

Kennett, Suffolk, is a charming village that offers a perfect blend of rural tranquillity and convenient access to essential amenities. Located just a short

distance from the historic market town of Newmarket, Kennett boasts picturesque landscapes, a strong sense of community, and a variety of local services. With excellent transport links, including a railway station providing direct access to Cambridge and beyond, it's an ideal spot for commuters and families alike. The village features attractive period properties and modern homes, making it an appealing choice for first-time buyers and those looking to settle in a peaceful yet connected environment.

Property Details

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 106 SQM

Parking - Large Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Septic Tank

Heating sources - Oil

Broadband Connected - BT

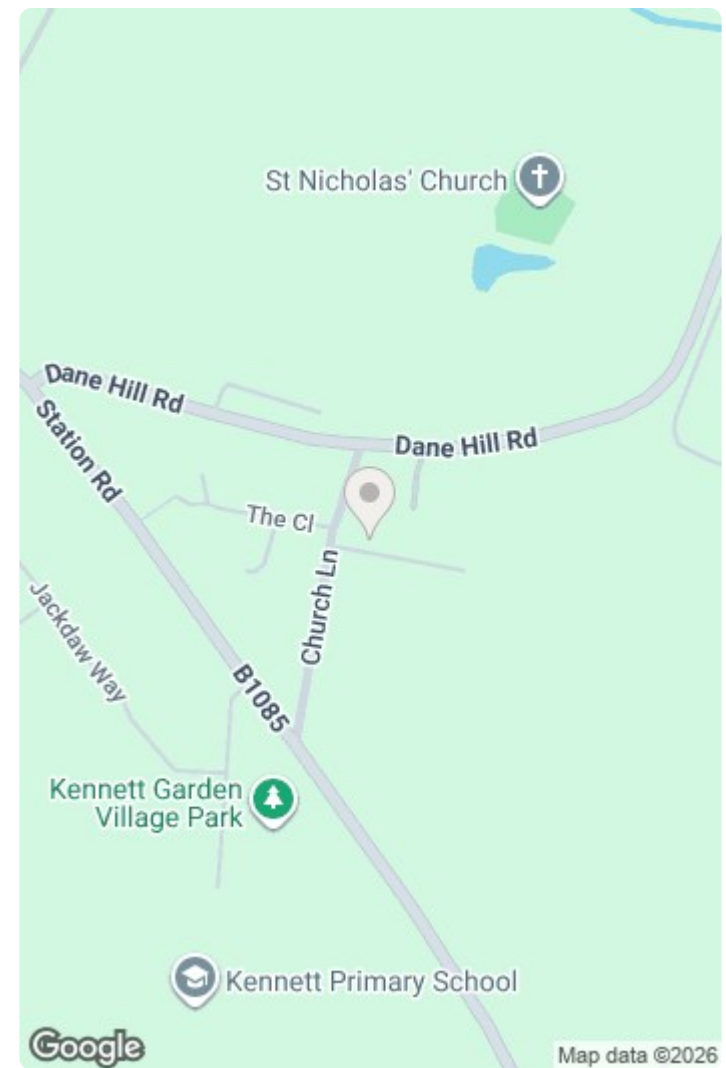
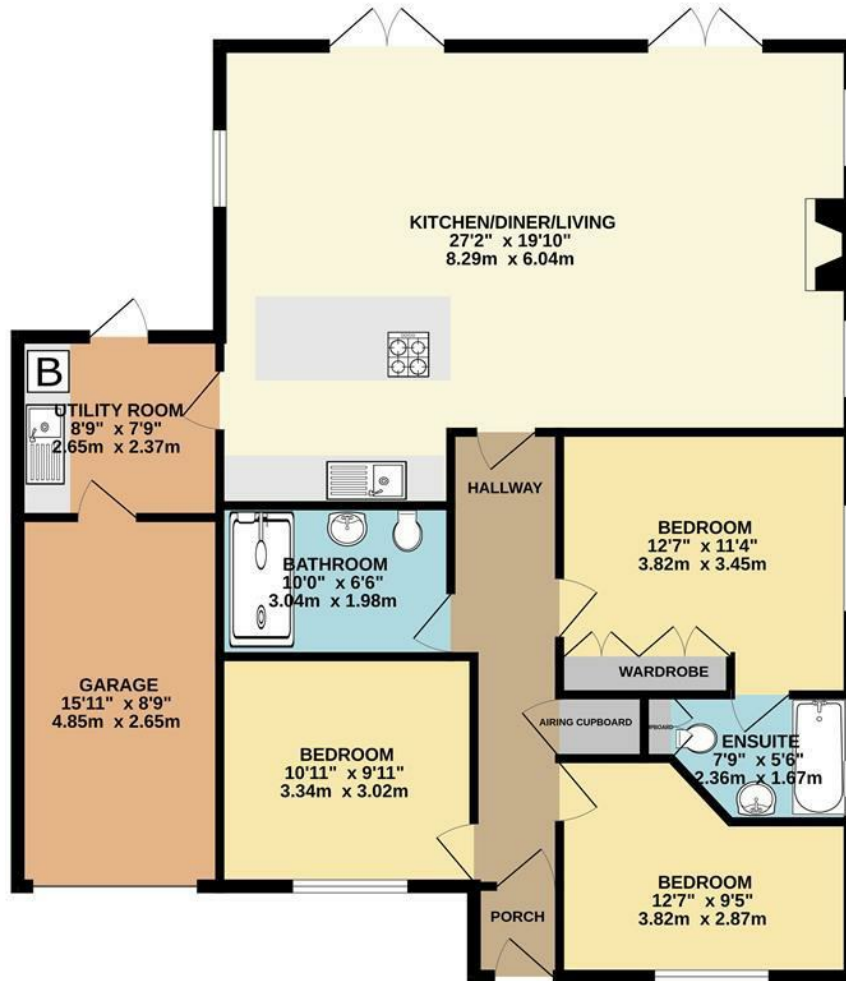
Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



18 CHURCH LANE

TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
59	67		

Energy Efficiency Rating scale (A-G):

- A: 92-100 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 49-54
- F: 39-48
- G: 1-38 (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating scale (A-G):

- A: 10-35 (Very environmentally friendly - lower CO₂ emissions)
- B: 36-45
- C: 46-55
- D: 56-65
- E: 66-75
- F: 76-85
- G: 86-100 (Not environmentally friendly - higher CO₂ emissions)

England & Wales EU Directive 2002/91/EC

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