



JAMIE WARNER  
— ESTATE AGENTS —



## 24 Westward Deals, Kedington, Haverhill, CB9 7PH

£260,000

- CHAIN FREE
- LARGE KITCHEN/DINER
- GARAGE AND PARKING
- POPULAR VILLAGE LOCATION
- THREE BEDROOM HOME
- DOUBLE GLAZED
- HEART OF KEDINGTON
- SOLAR PANELS INSTALLED
- GAS RADIATOR HEATING

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## 24 Westward Deals, Haverhill CB9 7PH

CHAIN FREE VILLAGE HOME WITH LARGE KITCHEN/DINER, GARAGE & SOLAR PANELS

Located in the HEART OF THE POPULAR VILLAGE OF KEDINGTON, this well-proportioned home is offered CHAIN FREE and features a GENEROUS KITCHEN/DINER—ideal for everyday living and entertaining. Benefitting from SOLAR PANELS, a GARAGE and nearby PARKING, the property offers practical space alongside excellent potential to update and add value over time.



Council Tax Band: B



## Kedington

Kedington is a conveniently positioned, attractive and well served Suffolk village. The beautiful 14th century Grade I Listed Church of St Peter and St Paul. Suffolk House was once home to the celebrated Victorian poet/playwright Herman Merivale. The village has excellent facilities including local supermarket open long hours with newspaper delivery service available. Award winning butchers, superb Chinese with takeaway/delivery. Two public houses, horse riding facilities, numerous public amenity meadows & river walks in this child & dog friendly village, with a very large recreation ground. Well renowned primary school with 2 prep schools at nearby Barnidiston & Stoke By Clare. Newmarket, Bury St Edmunds, Saffron Walden & Cambridge are approximately 30 minutes away, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles), Whittlesford Parkway, Shelford and Cambridge. London Stansted airport is around 30 miles away.

### Ground Floor

#### Entrance Hall

4.83m (15'10") max x 1.83m (6')

A spacious entrance with window to the front aspect, radiator and staircase rising to the first floor. A practical and welcoming space with access through to the main living accommodation.

#### Sitting Room

4.83m (15'10") x 3.53m (11'7")

A well-sized living room with window to the front aspect and feature fireplace with timber surround. A comfortable space with good natural light, with a door leading through to the kitchen/dining area.

#### Kitchen/Dining Room

5.49m (18') max x 3.19m (10'5")

A generous kitchen/dining space fitted with a range of base and eye level units with worktops over and stainless steel sink unit with mixer tap. Plumbing for washing machine, space for fridge/freezer and fitted electric double oven with gas hob and extractor over. Window to the rear and patio doors opening out to the garden. A good sized room offering plenty of scope to update and create a modern kitchen/family space.

### First Floor

#### Landing

3.44m (11'3") x 2.07m (6'10")

Providing access to all first floor rooms and benefitting from a built-in storage cupboard.

#### Bedroom 1

3.96m (13') x 3.29m (10'9")

A spacious double bedroom with window to the front aspect and built-in storage cupboard.

#### Bedroom 2

3.37m (11'1") x 3.29m (10'9")

A further double bedroom with window to the rear aspect and radiator.

#### Bedroom 3

2.82m (9'3") x 2.07m (6'10")

A larger than average third bedroom with window to the front aspect.

#### Bathroom

2.07m (6'10") x 1.65m (5'5")

Fitted with a three-piece suite comprising panelled bath with shower over,

pedestal wash hand basin and WC. Fully tiled walls, heated towel rail and window to the rear.

## OUTSIDE

The rear garden is predominantly laid to lawn with a pathway leading through to the rear, complemented by a covered decked seating area providing a sheltered space for outdoor use. Enclosed by fencing, the garden also benefits from a rear access gate leading directly out to the residents' parking area.

To the rear, there is a garage with up and over door, alongside an attached store/shed. A further door provides access into the garage itself, offering useful additional storage or workspace potential.

To the front, a neat garden is enclosed by a low-level picket fence with a pathway leading to the entrance, creating an attractive approach.

## Viewings

By appointment with the agents.

## Special Notes

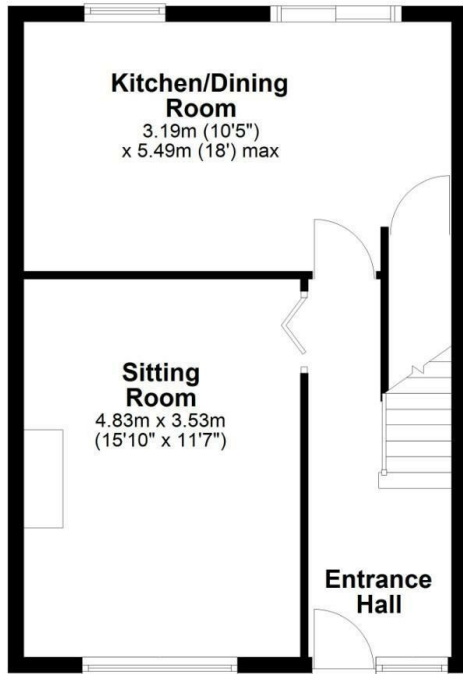
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.





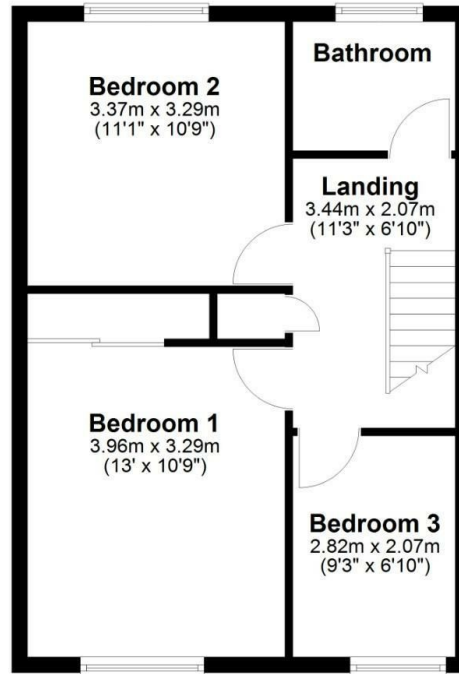
### Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)

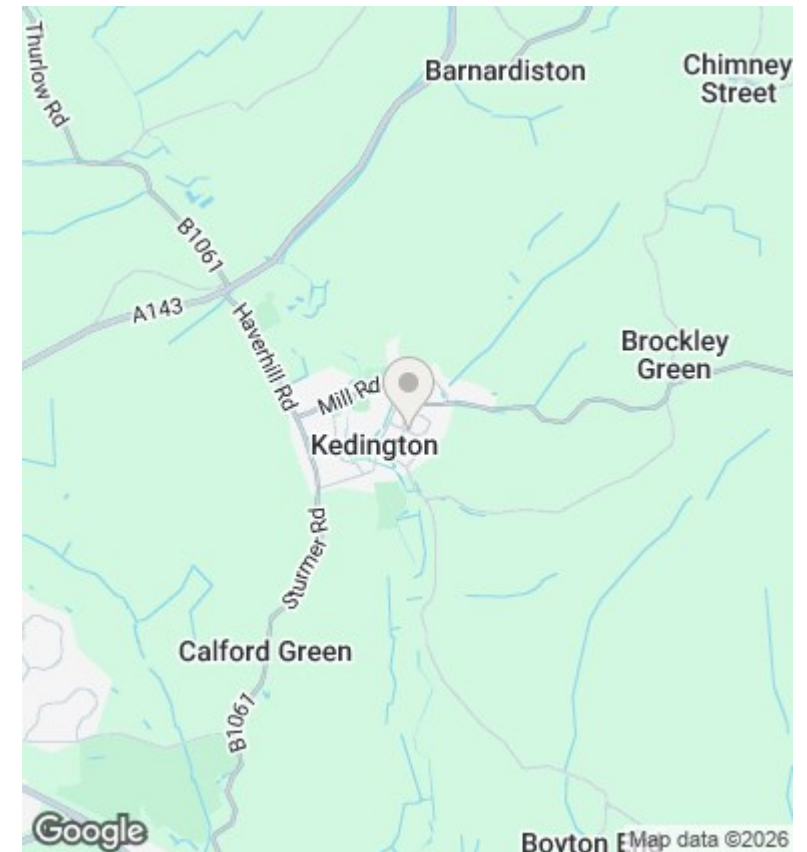


### First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.8 sq. feet)



### Directions

### Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

### Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC