



**10 Larnach Drive,  
Kentford**

**DAVID  
BURR**





# 10 Larnach Drive, Kentford, CB8 7RF

Kentford is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

Immaculately presented with stunning rooms to comprise an entrance hall, study, sitting room, and dining room opening through to a modern kitchen with utility area. To the first floor are 4 generous bedrooms, an ensuite and dressing area to master, and a family bathroom. Complete with an enclosed and private garden with decking area and leading to a driveway with garage.

## **A stylish four-bedroom detached home with spacious, flexible living, finished to a high standard and set in a quiet cul-de-sac on a sought-after modern development.**

### **Ground Floor**

**ENTRANCE HALL** A welcoming and well-presented entrance hall featuring quality flooring, radiator, stairs rising to the first floor, and a useful under-stairs storage cupboard. Doors provide access to all principal ground floor rooms.

**CLOAKROOM** Fitted with a modern two-piece suite comprising low-level WC and wash hand basin, complemented by tiled splashbacks, radiator and extractor fan.

**STUDY / FAMILY ROOM** A versatile and generously sized room positioned to the front aspect, ideal as a home office, playroom or additional reception space.

**SITTING ROOM** A bright and comfortable main reception room with French doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining. With a new Charlton and Jenrick slimline electric remote-controlled fire.

**KITCHEN** Stylishly fitted with a comprehensive range of modern wall and base units with complementary work surfaces. Integrated appliances include a Siemens double oven, microwave, fridge/freezer, dishwasher and hob with extractor over. Window to the front aspect provides natural light, with a practical layout ideal for everyday use.

**UTILITY ROOM** Conveniently located off the kitchen, offering additional storage and work surface space, with plumbing for washing machine and tumble dryer. Door to the side provides external access.

**DINING ROOM** A standout feature of the home, this light-filled space benefits from a part-vaulted glazed ceiling and French doors leading to the rear garden. Open-plan to the kitchen, it provides an ideal setting for family dining and entertaining.

### **First Floor**

**LANDING** A bright and airy landing with access to loft space, an airing cupboard, and doors leading to all bedrooms and the family bathroom.

**PRINCIPLE BEDROOM** A spacious double bedroom overlooking the rear garden, featuring a dedicated dressing area with built-in wardrobes and access to:

**EN-SUITE SHOWER ROOM** Fitted with a modern three-piece suite comprising a walk-in shower, wash hand basin with vanity storage, and low-level WC. Finished with tiled walls, a heated towel rail, and an extractor fan.

**BEDROOM 2** A generous double bedroom with dual aspect windows, allowing for plenty of natural light. Includes fitted wardrobes and ample space for additional furniture.

**BEDROOM 3** A well-proportioned double bedroom positioned to the front aspect, ideal for family or guests.

**BEDROOM 4** Another good-sized bedroom, perfect as a nursery, guest room, or additional home office.

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**FAMILY BATHROOM** Fitted with a contemporary three-piece suite including a panelled bath with shower over, wash hand basin with vanity unit, and WC. Complemented by tiled finishes, a heated towel rail, and natural light via a window to the front.

## Outside

To the front, the property is approached via a paved pathway with attractive planting. A block paved driveway to the side provides off-road parking and leads to the garage, which is equipped with power and lighting, features an up-and-over door, and has additional access to the rear garden, offering excellent storage or potential for further use.

The rear garden is fully enclosed and offers a high degree of privacy. Thoughtfully landscaped, it features a combination of lawn, patio, and raised decking areas with lighting - perfect for outdoor dining and entertaining. Additional benefits include outside power, a water supply, and well-stocked raised beds.

**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND E.** (£2,666.75 per annum)

**EPC** TBC

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** wishing.potential.muscular

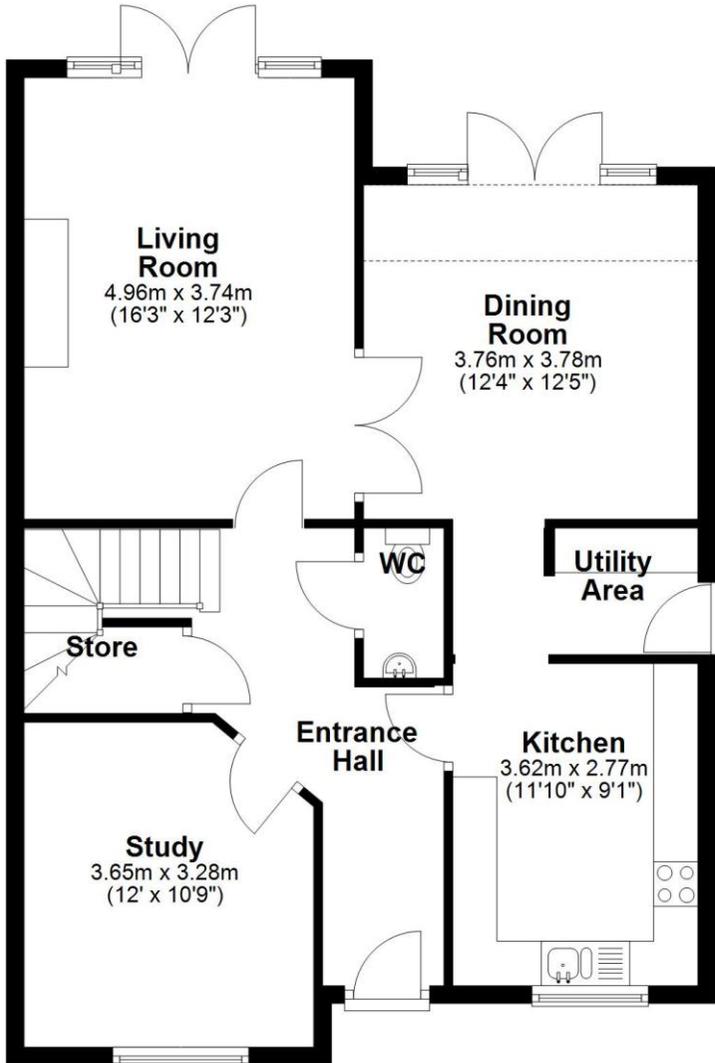
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



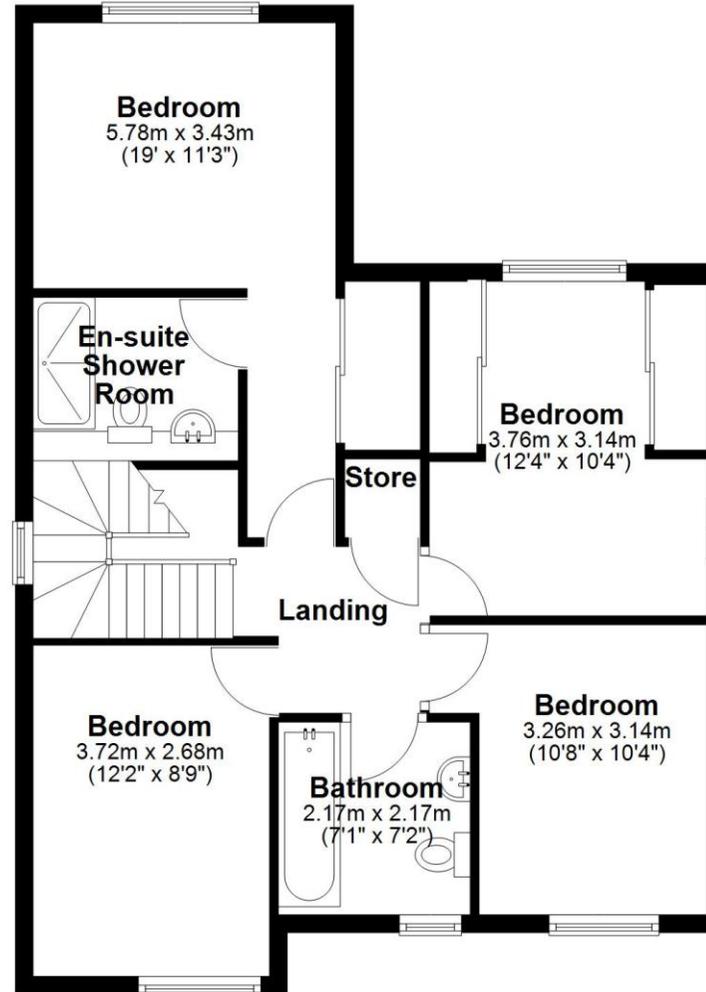
## Ground Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



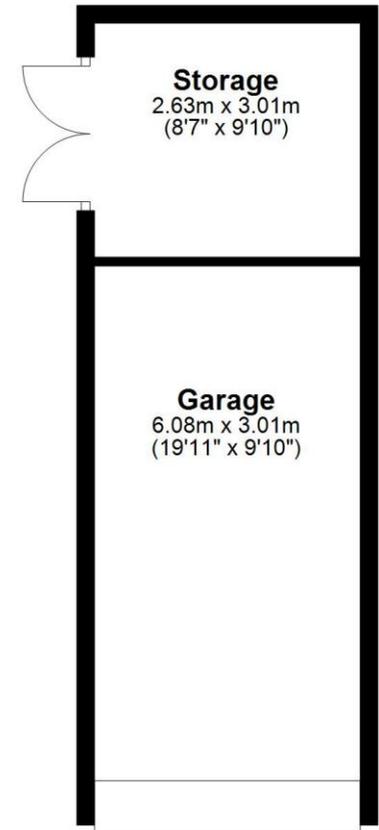
## First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



## Garage

Approx. 26.5 sq. metres (285.2 sq. feet)



Total area: approx. 167.9 sq. metres (1807.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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