



Glais
Kedington, Suffolk

**DAVID
BURR**





Glais, Taylors Farm Road, Kedington, Haverhill , Suffolk CB9 7QU

Kedington is a popular village located to the west of Clare approximately 4 miles, with easy access to Haverhill and Cambridge beyond (20 miles). The village has a number of facilities including shops, pub, primary and pre-school, butcher, hairdresser and a very active community centre and is surrounded in part by open countryside.

This substantial detached individual property is situated in a quiet village location within walking distance of amenities. The property offers light and spacious living accommodation finished to a high standard with a flexible layout on the ground floor and generous bedrooms on the first floor all set within carefully landscaped gardens backing onto open countryside.

A substantial detached 4/5 bedroom home in a popular village location backing onto open countryside.

ENTRANCE Via spacious entrance lobby into:

ENTRANCE HALL A spacious and welcoming area with oak stairs rising to the first floor.

SITTING ROOM An impressive and light double aspect room featuring a gas feature fireplace and French doors opening to the rear with countryside views beyond.

STUDY/BEDROOM 5 Another light double aspect room with outlook to the front.

LOBBY With mirrored wardrobes and cupboard leading to the:

CLOAKROOM Featuring a WC, wash basin (this area offers the potential to create a ground floor shower room adjacent to the **Sitting Room/Bedroom 5**).

DINING ROOM Another spacious room with outlook to the rear which could be knocked through into the kitchen creating a large kitchen/dining room.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops with a 1.5 bowl sink and drainer inset. Appliances include an AEG double oven with four ring hob, integrated dishwasher, fridge, freezer and water softener.

UTILITY ROOM With further units under worktops with a 1.5 bowl sink and drainer, integrated washing machine, space for a fridge/freezer and door leading to the side.

First Floor

LANDING A spacious landing area featuring an airing cupboard with doors leading to:

BEDROOM 1 A delightful double aspect room with outlook to the front. **En-Suite** fitted with a white WC, wash basin, tiled shower cubicle, heated towel rail and underfloor heating.

BEDROOM 2 With wall to wall fitted wardrobes and views to the rear over open countryside.

BEDROOM 3 Also with wall to wall fitted wardrobes and cupboards, with outlook to the rear.

BEDROOM 4 Extensively fitted with wardrobes and outlook to the rear.

BATHROOM Stylishly fitted with a modern white suite comprising a WC, wash basin, bath, tiled shower cubicle, heated towel rail and underfloor heating.

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Outside

The property is situated down a quiet no-through country lane on the outskirts of the village, yet within walking distance of the amenities. To the front is an extensive block paved driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE GARAGE** with remote controlled roller shutter door with light and power and an additional remote controlled roller door leading to the rear garden. The front gardens are predominantly lawned with mature beds and borders with gated access to the rear. The rear gardens are an asset to the property having been thoughtfully landscaped with an extensively paved terrace spanning the width of the property leading up to the lawn, flanked by mature beds and borders with a garden shed and stunning views over the countryside beyond.

SERVICES: Main drains, electricity and gas-fired heating.

NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233

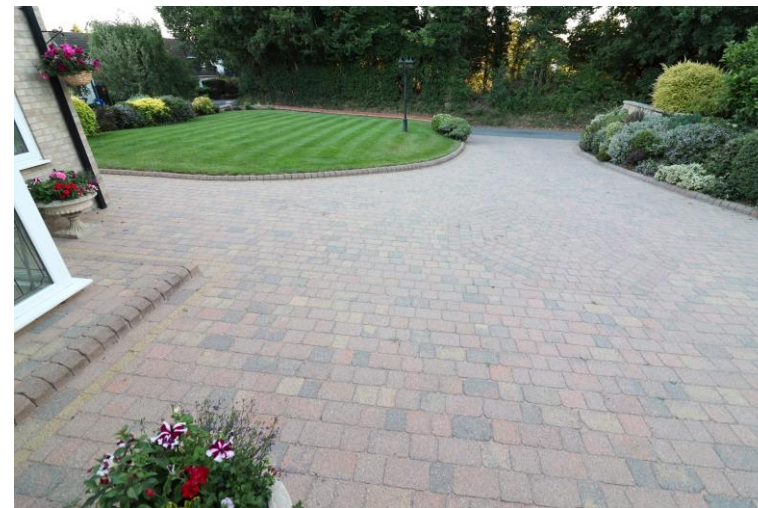
COUNCIL TAX BAND: F - £2,879.66 per annum.

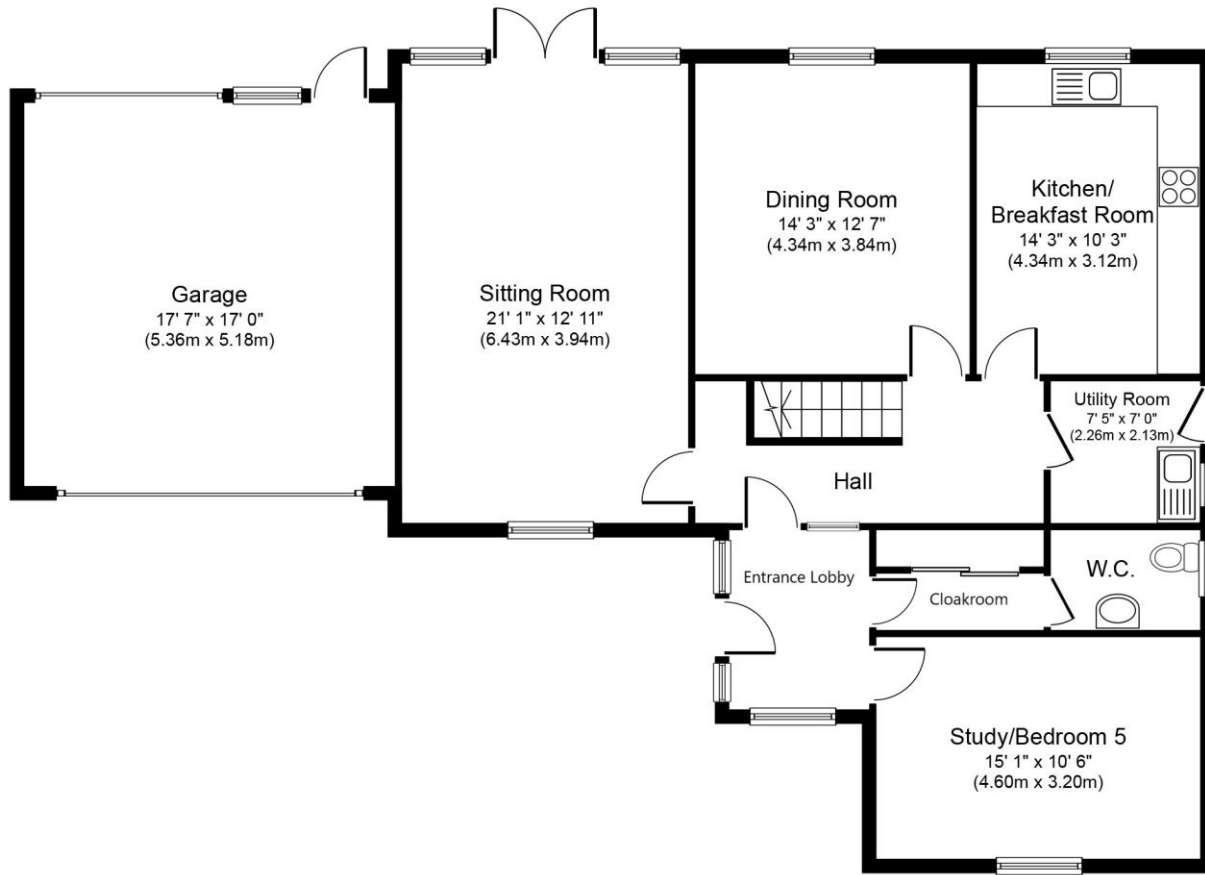
EPC RATING: C.

TENURE: Freehold.

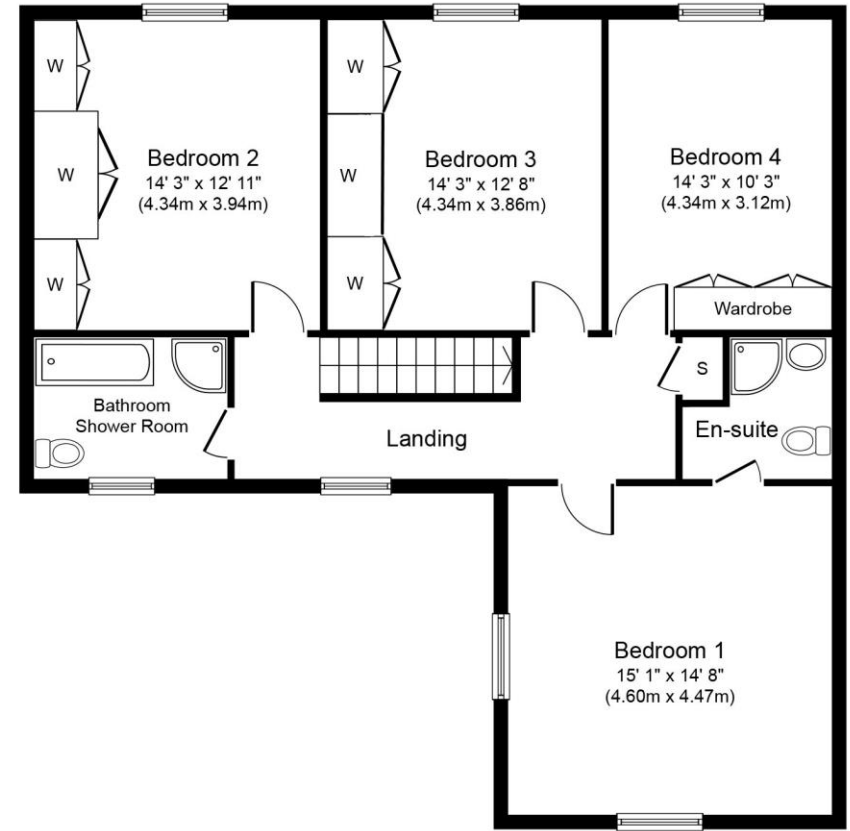
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
1,367 sq. ft.
(127.0 sq. m.)



First Floor
Approximate Floor Area
1,001 sq. ft.
(93.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



