JAMIE WARNER
— ESTATE AGENTS —

Kimcote Silver Street, Kedington, Suffolk, CB9 7QG

Guide Price £210,000

- Two spacious and well-appointed double bedrooms
- Expansive and well-appointed bathroom
- Numerous delightful period characteristics
- Spacious sitting room offering a delightful view
- Private, generous rear garden
- Fully-equipped kitchen
- Centrally located in Kedington

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Kimcote Silver Street, Kedington CB9 7QG

Welcome to this charming period cottage located on Silver Street in the heart of the sought-after village of Kedington. This delightful property boasts a spacious sitting room with a cosy open fireplace, perfect for those chilly evenings. With two double bedrooms, this cottage offers ample space for those looking for their first home.

The pleasant rear garden provides a lovely outdoor space to enjoy a morning cup of tea or host a summer barbecue with friends and family.

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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.

The Property

This delightful Grade II Listed cottage is thought to date back to the early 17th Century and retains many original period features. The generous sitting room offers a charming view through twin Georgian windows at the front and boasts an open fireplace with a cupboard beside it. The kitchen has been updated with a selection of cream units and spaces for appliances where not built-in. The bathroom is spacious and includes a WC, wash basin, and a bath with a shower overhead, along with a built-in cupboard under the stairs. A rear lobby features oak stairs leading to the first floor and provides access to the outside through an external door at the back.

On the upper floor, you will find two double bedrooms, one of which is a particularly roomy master bedroom featuring stripped wooden flooring and a large walk-in cupboard. The expansive rear garden is accessed via a shared pedestrian path. It boasts a patio area ideal for relaxation, while the remainder of the garden is laid to lawn.

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

3. Floorplans are produc
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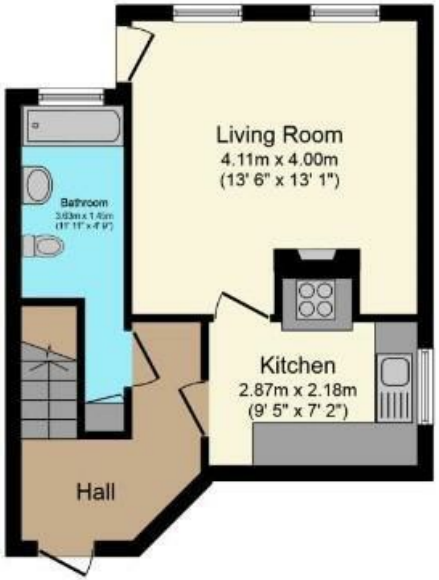
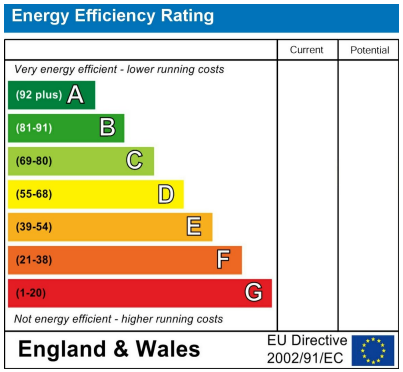


Ground Floor

First Floor

Total floor area 69.6 sq. m. (749 sq. ft.) approx



Viewings

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

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