



**Kentford Paddocks,
Kentford**

**DAVID
BURR**





1 Kentford Paddocks, Kentford, CB8 7RB

Kentford Paddocks, a small residential development in the attractive Suffolk village of Kentford, approximately four miles north-east of Newmarket and nine miles west of Bury St Edmunds. Within the West Suffolk district and offers an appealing blend of village living with excellent access to major transport routes and local amenities. Kentford is a traditional English village set on the banks of the River Kennet, surrounded by open countryside and farmland. The village has a welcoming community atmosphere and benefits from a well-regarded public house, village store with post office, parish church and regular bus services. Kennett railway station is less than a mile away, providing rail connections via Cambridge to London and the wider rail network.

Offering flexible and versatile accommodation, this spacious home comprises generous rooms to include 4 bedrooms, 3 bath/shower rooms, a bedroom 5 or study and a large sitting room on the first floor. Externally the property benefits from a generous and well stocked South facing rear garden with the total gardens and plot extending to over 3rd acre and is complete with a large driveway for numerous vehicles.

A detached four-bedroom house in a private gated location offering over 2500 square foot of accommodation arranged over 3 floors and resting in grounds over 3rd of an acre.

Entrance Porch - Part-glazed entrance door leading into an entrance porch with double-aspect side windows and a glazed door opening into the:

Entrance Hall - A spacious entrance hall with a staircase rising to the first floor, understairs storage cupboard, and doors leading to:

Bedroom Three - A large double bedroom (formerly the double garage) with two large front-aspect windows, a built-in double wardrobe, and an additional storage cupboard housing the electric meter and fuse box.

Bedroom Four - A further double bedroom featuring solid wood flooring and a front-aspect window.

Shower Room - Recently refitted with a fully tiled shower enclosure featuring a rainfall shower head and separate handheld attachment, chrome ladder-style heated towel rail, low-level WC, and wash hand basin set within a vanity unit with storage cupboards. Also includes a boiler cupboard housing the gas boiler, an additional double storage cupboard with hanging rail ideal for coats and shoes, and an extractor fan.

First Floor

Landing - With staircase rising to the second floor, airing cupboard housing the hot water cylinder with slatted shelving, and doors leading to all principal rooms.

Cloakroom - Fitted with a low-level WC, wash hand basin set within a vanity storage cupboard, side-aspect window, and radiator.

Study / Home Office / Potential Bedroom Five - A versatile room with a front-aspect window.

Kitchen - Fitted with a matching range of eye-level and base wooden units with drawers, integrated dishwasher, 1½ bowl sink with drainer and mixer tap beneath a rear-aspect window, tiled splashbacks, tiled flooring, space for a Range Master cooker with extractor hood over, and open access to the:

Utility Room - Fitted with matching eye-level and base units, work surfaces, sink with drainer and mixer tap, space for a fridge freezer, plumbing for a washing machine, and a door providing access to the rear garden.

Sitting Room - A spacious dual-aspect reception room with French doors opening onto the rear garden and a front-aspect window. The focal point is an attractive open fireplace with a stone surround, hearth, and wooden mantel.

Dining Room - With a front-aspect window.

Second Floor - Landing with loft hatch and doors leading to:

Principal Bedroom - A generous double bedroom with two rear-facing dormer windows overlooking the garden and useful eaves storage.

Bedroom Two - A double bedroom with fitted double wardrobes, side-aspect window, additional eaves storage, and door leading to the:

En-suite Shower Room - Comprising a shower enclosure with rainfall shower head and handheld attachment, wash hand basin set within a vanity unit, low-level WC, heated towel rail, and rear-aspect window.

Outside

The property is situated within a small cluster of homes in Kentford Paddocks, accessed via wrought iron gates from the main road. A substantial block-paved driveway provides parking for numerous vehicles.

The property occupies a mature, well-stocked plot extending to over one-third of an acre, with gardens wrapping around both sides of the house. Features include established hedging, lawns, raised flower borders, a timber shed, and steps leading to the rear garden. The LPG gas tank is discreetly positioned to the side of the property.

Rear Garden - The beautifully maintained rear garden enjoys a desirable south to south-west facing aspect. It is richly planted with a wide variety of mature trees, shrubs, and flowering borders, complemented by a large paved patio, children's summer house, additional timber shed, gated side access to the front, and an attractive archway leading to the raised side garden.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND F.

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 45 mbps download, up to 8 mbps upload.

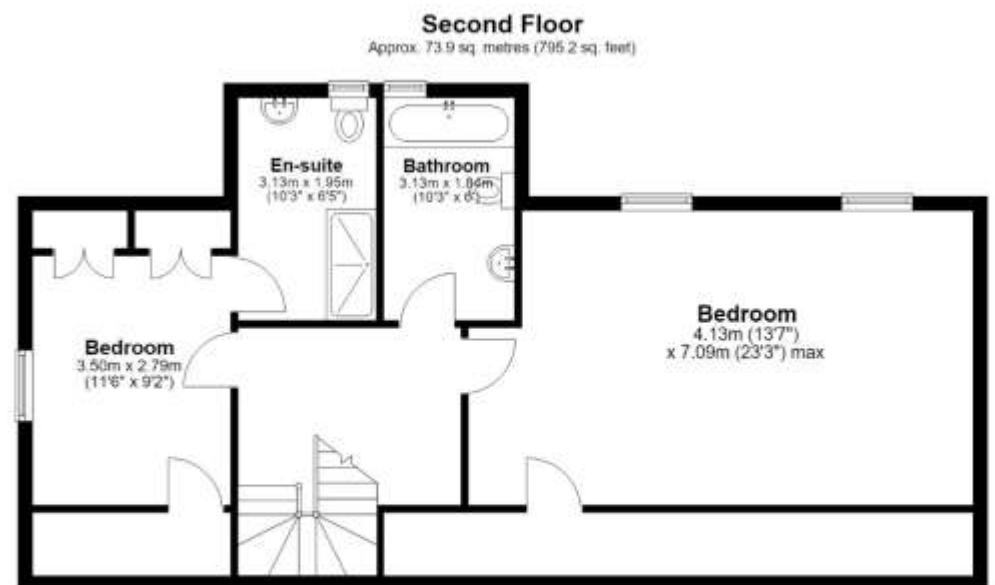
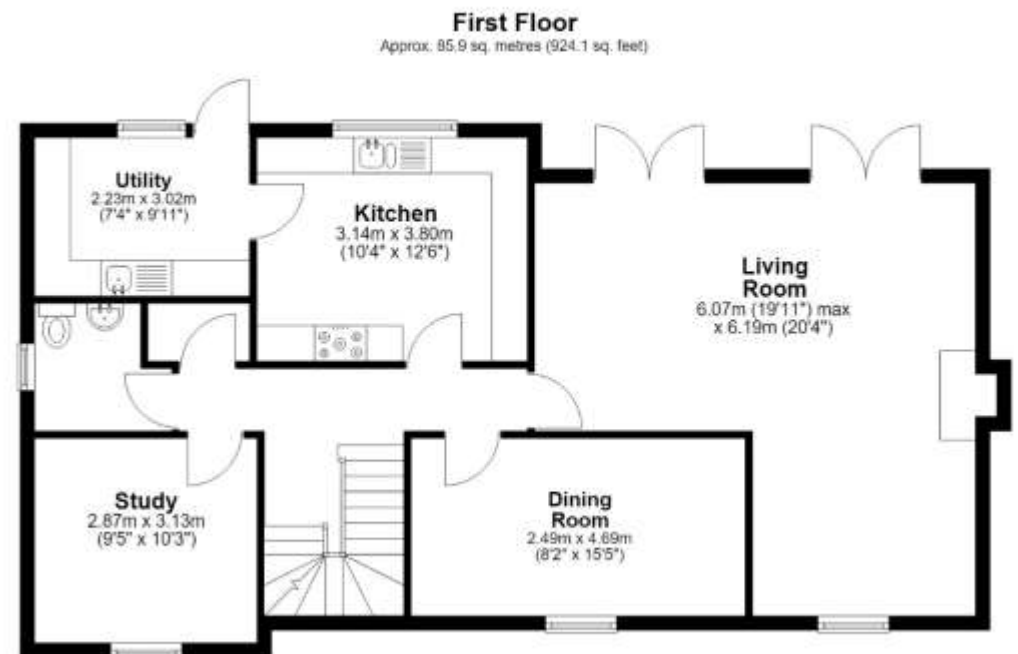
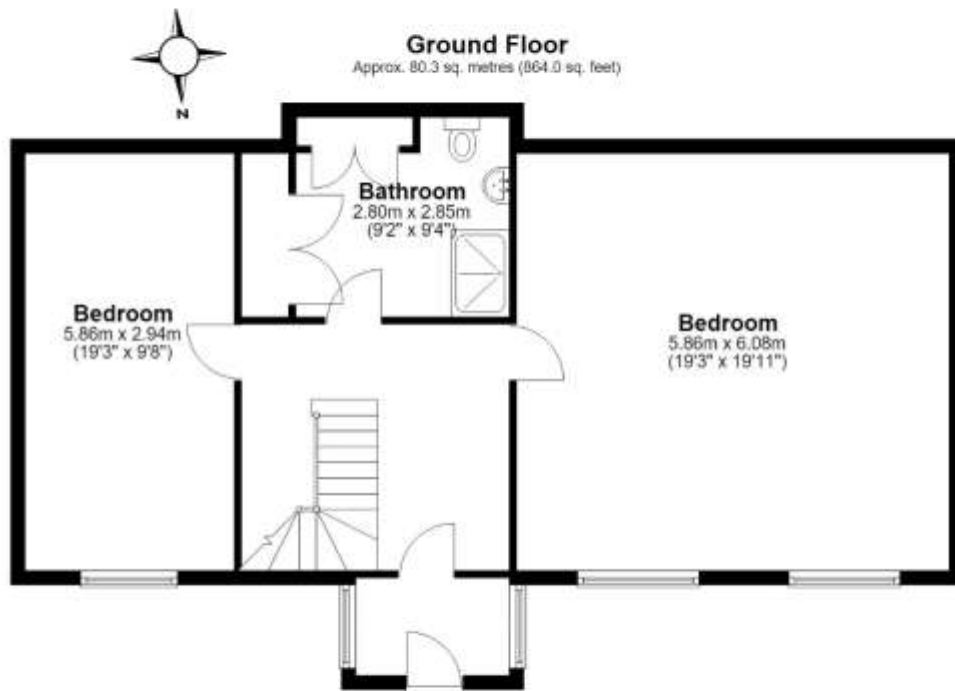
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS [snore.series.among](#)

VIEWING Strictly by prior appointment only through DAVID BURR.

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Total area: approx. 240.0 sq. metres (2583.3 sq. feet)

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