Pilgrim Court, Kennett, CB8 8FA

CHEFFINS

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Kennett,
CB8 8FA

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Guide Price £400,000

- Modern 3 Bedroom Townhouse
- Beautifully Presented Spacious Accommodation
- Primary Bedroom with Ensuite
- Utility Room & Study
- Low Maintenance Rear Garden
- Off-Road Parking for 2 Cars
- Integral Garage
- Easy access onto A11 & A14

An exceptionally well-presented modern 3/4 bedroom townhouse offering spacious accommodation arranged over three floors, ideally positioned with excellent transport links. The ground floor comprises a welcoming entrance hall, utility room, study and an integral garage. The heart of the home is the stylish kitchen/dining room and the generous sized living room located on the first floor. Externally, the home benefits from a low maintenance rear garden, an integral garage and off-road parking for two cars.

LOCATION

KENNETT and neighbouring Kentford are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

ENTRANCE HALL
with entrance door, stairs leading up to the first floor, 2 storage cupboards, integral door into the garage.

CLOAKROOM
with a hand wash basin and low level WC.

UTILITY ROOM
with a range of base units with work surfaces over, stainless steel sink, space and plumbing for washing machine, ceramic tiled floor, part glazed door leading to the rear garden.

STUDY
with a radiator and a double glazed window to the rear aspect.

FIRST FLOOR

LANDING
with stairs leading to the second floor.

KITCHEN/DINING ROOM
with a range of modern wall and base mounted units with work surface over, feature lighting, integrates electric oven with hob and extractor hood over, 2 double glazed windows to the rear aspect, double doors leading through to;

LIVING ROOM
with a feature media wall, inset LED fireplace and space for TV, radiator, 2 double glazed windows to the front aspect.

SECOND FLOOR

LANDING
with an airing cupboard and further storage cupboard.

PRIMARY BEDROOM
with a radiator, built-in storage cupboard, double glazed window to the front aspect.

ENSUITE SHOWER ROOM
with a shower cubicle, hand wash basin and low level WC.

BEDROOM 2
with a radiator, access to the loft space, double glazed window to the rear aspect.

BEDROOM 3
with a radiator and a double glazed window to the rear aspect.

BATHROOM
with a side panel bath, hand wash basin and low level WC.

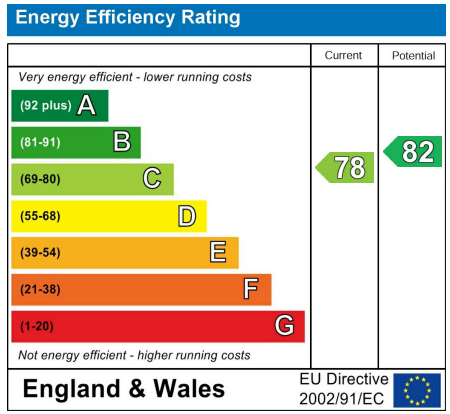
INTEGRAL GARAGE
with an up and over door, power and light, integral door to the entrance hall.

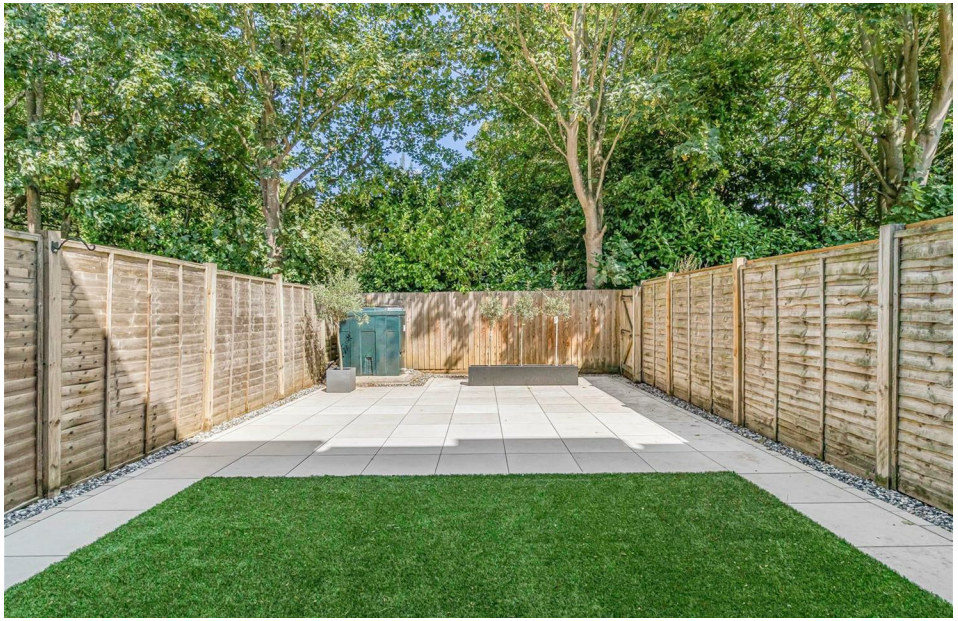
OUTSIDE
To the front of the property is a pathway leading to the front entrance door with a lawned area and a gravelled parking space with a further off-road parking space opposite.

The low maintenance landscaped rear garden is mainly laid to paving with an area laid to astro turf, an oil tank and gated access to the side leads round to the front.

SALES AGENTS NOTES
Please note there is an annual service charge of approx. £350 for the upkeep of the communal areas.

For more information on this property, please refer to the Material Information Brochure on our website.





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Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

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Approximate Gross Internal Area 1370 sq ft - 128 sq m
(Excluding Garage)

Ground Floor Area 304 sq ft – 28 sq m
First Floor Area 533 sq ft – 50 sq m
Second Floor Area 533 sq ft – 50 sq m

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Ground Floor First Floor Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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