



KINGSBRIDGE WAY | KENNETT

Executive Townhouse Walking Distance to Schools and Train Station

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Prices From £450,000 Freehold

FEATURES

- Executive New Build Home
- Walking Distance to Train Station with Links to Cambridge & Bury St Edmunds
- Excellent transport links with easy access to A11/A14
- Four Double Bedrooms - En-suite & Dressing Room to Master Bedroom
- Underfloor Heating
- First Release Now Available
- Catchment for two popular Primary Schools
- Virtual Tour NOW AVAILABLE
- Air Source Heat Pump

DESCRIPTION

Clarke Philips are pleased to offer this brand new four bedroom executive townhouse in a sought after location. Walking distance to Primary School, Train Station with links to Cambridge & Bury St Edmunds, Village shop and public houses. Comprising of spacious lounge/diner, fully fitted kitchen, downstairs WC, family bathroom and separate shower room, four double bedrooms with en-suite and dressing room to master. Outside offers two Parking spaces and an enclosed garden to the rear.



ACCOMMODATION

Entrance Hall

Store / Airing Cupboard

Downstairs WC

Kitchen 11'4" x 8'6" (3.45m x 2.59m)

Lounge/Diner 20'6" x 19'10" (6.24m x 6.05m)

Bedroom 2 9'11" x 11'3" (3.03m x 3.43m)

Bathroom

Landing

En-suite

Master Bedroom 10'0" x 11'3" (3.04m x 3.43m)

Dressing Room 6'4" x 7'11" (1.93m x 2.42m)

Bedroom 3 10'5" x 19'4" (3.17m x 5.89m)

Bedroom 4 10'5" x 19'4" (3.17m x 5.89m)

Shower Room

Landing

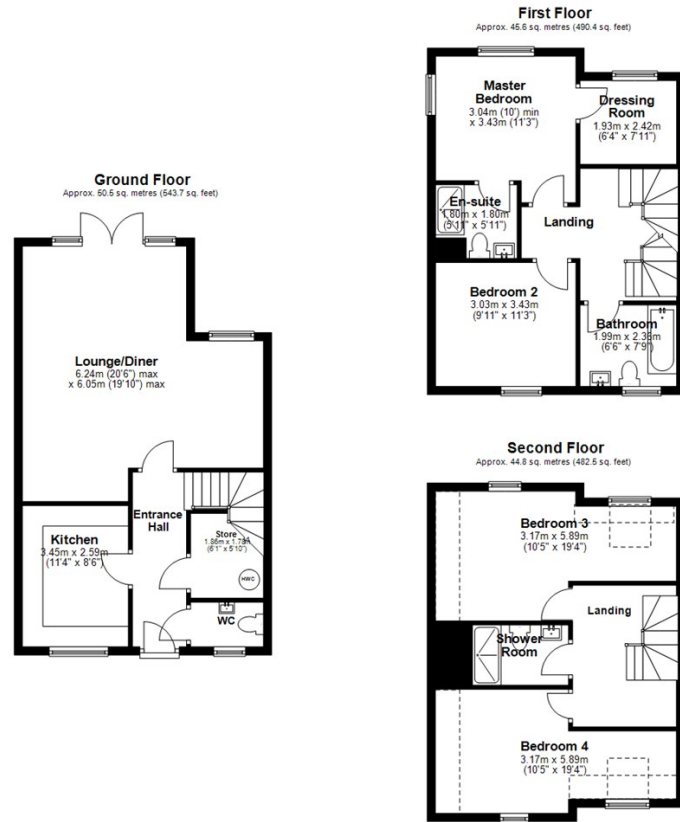
Enclosed Rear Garden

Parking on private driveway









Total area: approx. 140.9 sq. metres (1516.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clance Philips Ltd 2021. Plan produced using PlanUp.

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Council Tax Band : New Build

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		
	2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive		
	2002/91/EC		