



59 Kings Meadow, Kedington, Haverhill, CB9 7NH

£245,000

- CHAIN FREE
- TWO BEDROOMS
- SPACIOUS CONSERVATORY
- SEMI-DETACHED BUNGALOW
- GENEROUS SITTING ROOM
- ENCLOSED REAR GARDEN
- CENTRAL VILLAGE LOCATION
- KITCHEN/BREAKFAST ROOM
- GAS HEATING & DOUBLE GLAZING

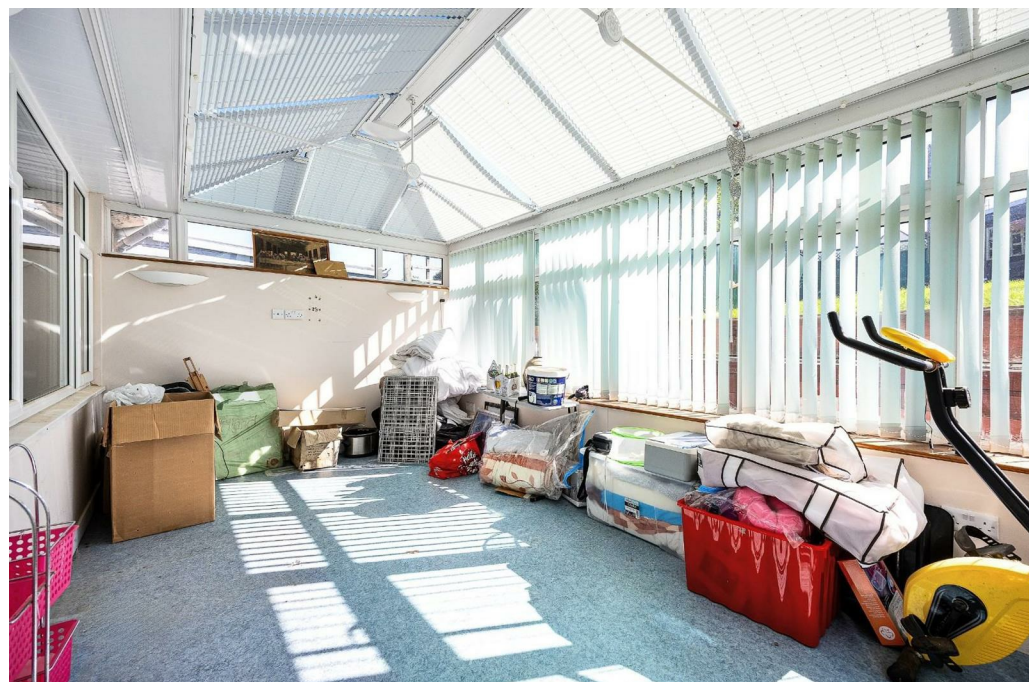
59 Kings Meadow, Haverhill CB9 7NH

CENTRALLY LOCATED TWO BEDROOM SEMI-DETACHED BUNGALOW – CHAIN FREE

Occupying a central position within the popular village of Kedington, this two-bedroom semi-detached bungalow is offered for sale CHAIN FREE. The well-proportioned accommodation includes a generous sitting room with an open archway through to the kitchen/breakfast room, a spacious conservatory overlooking the garden, two bedrooms and a wet room. Outside, the property benefits from a deep front garden and an enclosed rear garden predominantly laid to lawn. Further benefits include gas central heating and double glazing.



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.

Entrance Hall

A welcoming entrance hall with wooden flooring and doors leading to the principal rooms.

Sitting Room

4.88m x 3.38m (16' x 11'1")

A generous sitting room offering plenty of space for a range of furniture, with a window to the side providing natural light, radiator and an open archway leading through to the kitchen/breakfast room.

Kitchen/Breakfast Room

4.88m x 2.45m (16' x 8')

A spacious kitchen/breakfast room fitted with a range of matching base and eye-level units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap. There is plumbing for a

washing machine and dishwasher, space for a cooker with extractor hood over and a window to the front.

Conservatory

4.78m x 2.67m (15'8" x 8'9")

An excellent addition to the accommodation, providing a versatile second reception space overlooking the garden. Of half-brick and uPVC double-glazed construction with power and lighting connected, with French doors opening directly onto the garden.

Bedroom 1

3.56m x 3.18m (11'8" x 10'5") max

A generous double bedroom with a window to the side, radiator and access to a useful built-in cupboard providing additional storage.

Bedroom 2

2.65m x 2.63m (8'8" x 8'7")

A well-proportioned second bedroom with a window to the side and radiator, equally suited to use as a guest bedroom, home office or hobby room if required.

Wet Room

A practical wet room fitted with an electric shower, vanity wash hand basin with mixer tap and low-level WC. Further features include a heated towel rail and full-height ceramic tiling to the walls.

Outside

Front Garden

The property is set back behind a deep front garden, predominantly laid to

lawn with established shrubs and hedging, together with a low brick boundary wall and pathway leading to the entrance.

Rear Garden

The enclosed rear garden is predominantly laid to lawn, with low-maintenance metal fencing to the boundaries. A concrete pathway leads away from the conservatory to a short flight of steps with a steel handrail, providing access to the main lawn. There is also further planting and a garden shed positioned towards the far end.

Viewings

By appointment with the agents.

Special Notes

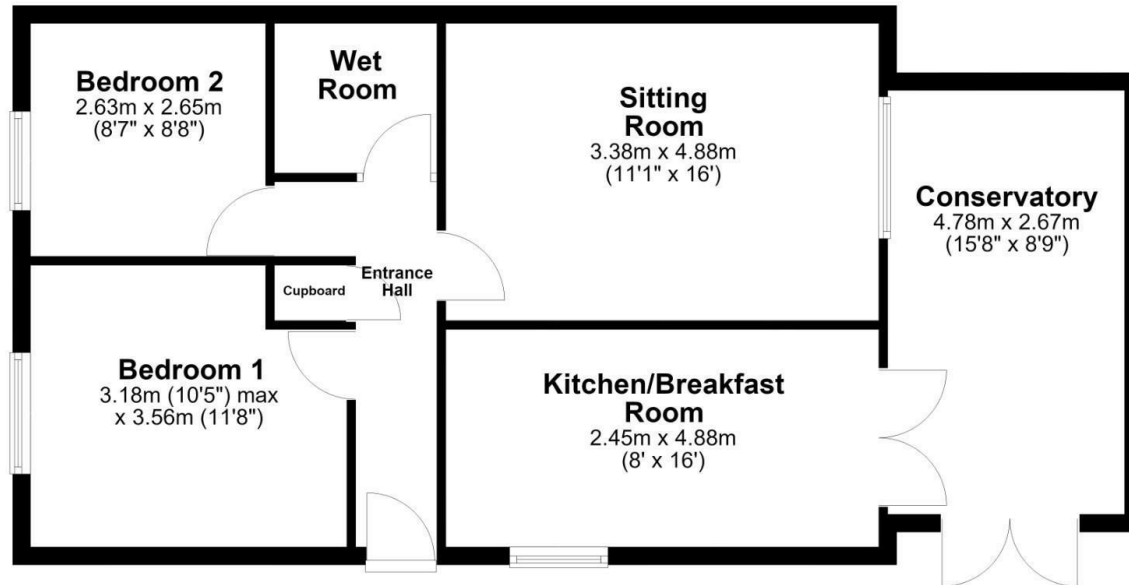
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



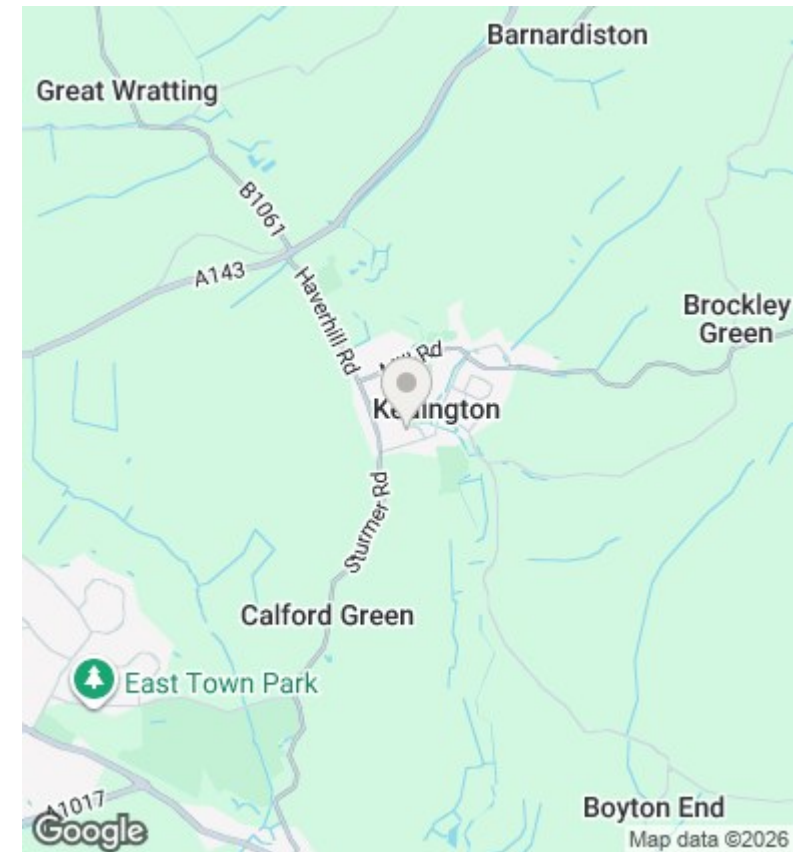


Ground Floor

Approx. 65.9 sq. metres (709.8 sq. feet)



Total area: approx. 65.9 sq. metres (709.8 sq. feet)



Viewings

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