



JAMIE WARNER  
— ESTATE AGENTS —



## 24 Kings Meadow, Kedington, Haverhill, CB9 7NH

£265,000

- Two bedroom semi-detached home
- Refurbished kitchen
- Enclosed rear garden
- Popular Kedington village
- Modern shower room
- Resin driveway & garage
- Extended ground floor layout
- Updated downstairs WC
- No onward chain

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# 24 Kings Meadow, Haverhill CB9 7NH

EXTENDED TWO BEDROOM SEMI-DETACHED HOME WITH GARAGE & NO ONWARD CHAIN

Situated in the ever-popular village of Kedington, this extended two bedroom semi-detached home offers well-balanced accommodation complemented by a landscaped rear garden, resin driveway parking and garage. The property has been thoughtfully improved in recent years, including a refurbished kitchen, modern shower room and updated downstairs WC, creating a comfortable and move-in-ready home. Offered for sale with no onward chain, it will appeal to a wide range of buyers seeking village living with practical space.



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 tiled flooring, radiator and staircase rising to the first floor. The space has an open, airy feel and provides access to the kitchen and cloakroom.

### WC

Window to side. Fitted with a two-piece suite comprising a wall-mounted wash hand basin and low-level WC. Electric panel heater, along with fitted cupboards providing practical storage.

### KITCHEN – 3.60m (11'10") x 2.53m (8'3")

Well arranged and functional, the kitchen is fitted with a matching range of base and eye-level units with worktop space over, incorporating a 1½ bowl stainless steel sink unit with drainer and mixer tap. Integrated dishwasher, space for fridge/freezer, fitted eye-level electric fan-assisted oven and four-ring ceramic

hob with extractor hood over. Window to side, tiled flooring, with a further window to the front and a door opening directly onto the garden.

### SITTING ROOM – 4.39m (14'5") x 3.11m (10'2")

A comfortable and well-proportioned reception room featuring a radiator and patio doors opening onto the garden, creating a pleasant connection with the outside space. Door through to:

### DINING ROOM – 3.10m (10'2") x 2.80m (9'2")

Ideal for everyday dining or entertaining, the dining room enjoys a window to the side, radiator and vinyl flooring, with French doors opening onto the garden.

### FIRST FLOOR

#### LANDING

Providing access to both bedrooms and the shower room.

### BEDROOM 1 – 4.39m (14'5") x 3.11m (10'2")

A generously sized double bedroom with window to side and radiator.

### BEDROOM 2 – 2.59m (8'6") x 1.83m (6')

A versatile second bedroom, ideal as a guest room, nursery or home office, with window to side and radiator.

### SHOWER ROOM

Fitted with a modern three-piece suite comprising a tiled double shower enclosure with fitted power shower and glass screen, vanity wash hand basin with mixer tap, low-level WC and heated towel rail. Window to front, tiled flooring and

a useful built-in storage cupboard with double doors.

## OUTSIDE, GARAGE & DRIVE

To the rear, the garden is arranged across gentle levels, creating distinct and usable areas. A central lawn is neatly enclosed by timber fencing, with a pathway leading through a timber pergola and up to a further seating area. This upper section provides a pleasant space for outdoor furniture and enjoys a good degree of privacy, with established planting and fencing to the boundaries. A side gate gives convenient access through to the driveway.

A pathway continues around the house, linking the garden spaces and providing access back to the main accommodation.

To the front, the property is approached via a resin driveway providing off-road parking for a couple of vehicles and leading directly to the garage. The garage benefits from an electric up-and-over door, with power and lighting connected, and a personal door opening into the rear garden. The front garden is laid mainly to lawn with planted borders, giving the house an open and welcoming approach.

### Viewings

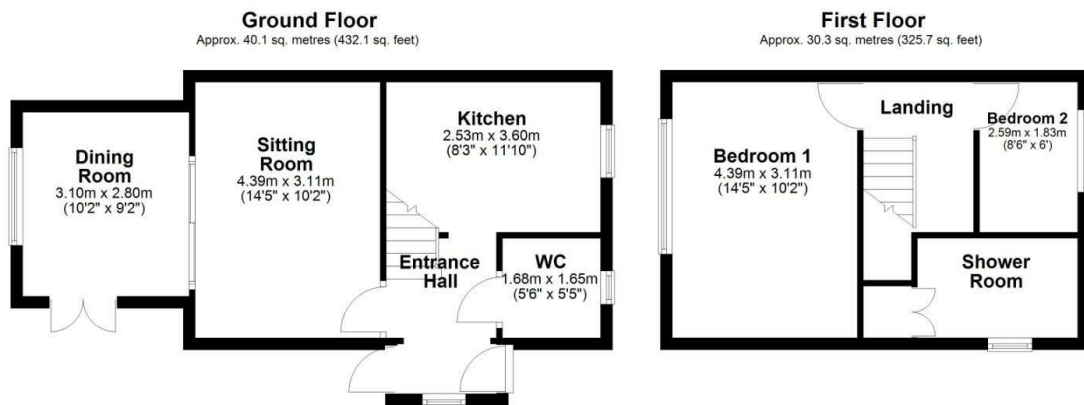
By appointment with the agents.

### 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.







Total area: approx. 70.4 sq. metres (757.7 sq. feet)



## Viewings

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

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