

# Clarke Philips

Estate Agents & Property Management



£299,995

PLOT 49 LARK'S PLACE, KENNETT GARDEN VILLAGE | KENNETT | CB8 7QF

# PLOT 49 LARK'S PLACE, KENNETT GARDEN VILLAGE | KENNETT | CB8 7QF

The Heather is an ideal family home with many modern features to help with everyday life, including communal open-plan floor space and multiple bathrooms.

A spacious central living room greets visitors – an excellent place to receive guests – and is followed by an open-plan kitchen and dining room, complete with French doors to the rear garden. A storage cupboard and downstairs cloakroom complete the floor.

Upstairs, two double bedrooms and a further bedroom share access to a well-equipped family bathroom, while bedroom 1 has the additional advantage of a private en-suite shower room.

## About the Development

Lark's Place at Kennett Garden Village is a collection of 1, 2, 3, and 4-bedroom, eco-friendly homes in Kennett, Cambridgeshire. It is intended all homes will come equipped with rainwater-harvesting facilities, PV Panels, and electric car-charging ports as standard. These additions not only benefit the homeowners, but also the environment. Found in a sustainable village with plenty of open space, this development is ideal for first-time buyers, families, and downsizers looking to move out of the city.

## Additional Information

Estate Management Charge: £90.00  
Parking: Driveway  
Internal Area: 788 sq. ft.  
Annual service charge: None  
Council tax band: C  
Tenure: Freehold

## Directions

01638 750241  
info@clarkephilips.co.uk  
www.clarkephilips.co.uk

