



JAMIE WARNER
— ESTATE AGENTS —



Cedar Lodge Sturmer Road, Kedington, Haverhill, CB9 7NS

£495,000

- Popular village location
- Conservatory overlooking garden
- Landscaped wraparound gardens
- Beautifully presented bungalow
- Kitchen with breakfast area
- Composite decking terrace
- Generous sitting room
- Flexible 3/4 bedroom layout
- Double garage & driveway parking

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BEAUTIFULLY PRESENTED BUNGALOW WITH LANDSCAPED GARDENS, DOUBLE GARAGE AND STYLISH OUTDOOR ENTERTAINING AREAS

A beautifully presented and deceptively spacious bungalow enjoying a lovely position within the popular and well served village of Kedington.

The property offers versatile accommodation including a generous sitting room, conservatory overlooking the garden, well appointed kitchen with breakfast area and up to four bedrooms. Outside the home truly excels with beautifully landscaped gardens wrapping around the property, a stunning composite decking terrace with bespoke glass balustrading and several charming seating areas including a pergola and ornamental pond.

Further benefits include a substantial double garage/workshop with electric roller doors, solar panels helping improve energy efficiency, and ample driveway parking, making this an excellent opportunity for buyers seeking space, comfort and attractive outdoor living.



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

2.95m (9'8") x 1.71m (5'7")

A welcoming entrance space finished with tiled flooring and radiator, providing access to the principal living accommodation and bedrooms. A useful built-in storage cupboard offers practical everyday storage.

SITTING ROOM

6.64m (21'9") max x 4.78m (15'8")

A particularly spacious and inviting principal reception room enjoying excellent natural light from windows to the front and side aspects. The room centres around an attractive feature fireplace with stone surround creating a warm focal point. Sliding doors open through to the conservatory allowing the living space to flow naturally into the garden-facing accommodation.

CONSERVATORY

4.78m (15'8") x 2.77m (9'1")

A bright and relaxing garden room enjoying lovely views across the rear garden. Finished with tiled flooring and an electric convection heater, with double doors opening directly onto the decking terrace creating an ideal indoor-outdoor connection during the warmer months.

KITCHEN

3.56m (11'8") x 2.94m (9'8")

The kitchen is fitted with a comprehensive range of matching base and eye level units complemented by granite work surfaces and a breakfast bar providing additional storage and preparation space.

Integrated appliances include fridge, freezer, dishwasher and washing machine together with a fitted eye level double oven, plate warming drawer and five ring induction hob with extractor hood over. The kitchen also benefits from sensor controlled under cabinet lighting, adding both practicality and subtle ambient lighting to the work areas. Window overlooking the rear garden and door providing outside access.

BREAKFAST AREA

2.94m (9'8") x 2.30m (7'7")

Positioned just off the kitchen, this bright and practical dining space enjoys views over the rear garden and provides an ideal everyday breakfast area.

A particularly useful feature is the walk-in pantry, offering excellent additional storage for food, appliances and kitchen essentials — something rarely found in modern homes and highly valued for everyday practicality.

BEDROOM ONE

3.56m (11'8") x 3.55m (11'8")

A comfortable double bedroom positioned to the front of the property featuring fitted sliding wardrobes providing excellent storage. Window to the front aspect and radiator.

BEDROOM TWO

4.18m (13'8") x 2.34m (7'8")

A well-proportioned double bedroom enjoying a pleasant outlook over the rear garden with window to the rear and radiator.

BEDROOM THREE

3.56m (11'8") x 2.38m (7'10")

Currently utilised as a stylish dressing room and fitted with an extensive range of bespoke wardrobes providing exceptional storage.

Originally designed as a bedroom and easily returned to this use if desired, the wardrobes having been installed in a manner allowing straightforward removal if required. Window to the front aspect and radiator.

OFFICE / BEDROOM FOUR

3.54m (11'7") x 2.31m (7'7")

A versatile room currently arranged as a home office but equally capable of serving as a fourth bedroom if required.

SHOWER ROOM

2.94m (9'8") x 2.56m (8'5")

A contemporary shower room fitted with a modern suite comprising a walk-in shower enclosure with glazed screen and fitted shower, vanity wash hand basin with storage beneath and low-level WC.

Finished with tiled flooring, heated towel rail and window providing natural light and ventilation.

OUTSIDE

The property occupies an attractive position set behind a well maintained front garden, predominantly laid to lawn and complemented by a variety of established shrubs, ornamental planting and mature borders creating an appealing approach.

A tarmac driveway provides generous off-road parking and leads to the substantial double garage/workshop, fitted with electric twin roller doors. The garage also benefits from a rear window, personnel door leading into the garden and internal access connecting directly to the Office/Bedroom Four, offering excellent flexibility for those seeking workspace or potential home office arrangements.

The gardens extend mainly to the rear but wrap around the side of the bungalow, creating a wonderful sense of space and privacy.

Immediately adjoining the conservatory is a large composite decking terrace enclosed by bespoke glass balustrading, providing a striking seating and entertaining area overlooking the garden.

Beyond this the garden opens out to a generous lawn bordered by mature hedging, established planting and well-stocked beds. A series of pathways lead through the garden connecting several attractive seating areas including a timber pergola and covered outdoor lounge space, ideal for relaxing or entertaining.

A particularly charming focal point within the garden is the ornamental pond with cascading water feature, surrounded by planting and sheltered seating areas which create a tranquil and private setting.

The garden also includes a greenhouse, additional paved terraces and useful garden storage, all enclosed by mature boundaries providing a good degree of privacy.

There is also a sizeable timber workshop fitted with windows providing natural light together with power and lighting connected, making it an ideal space for a workshop, hobbies or those seeking a separate area for projects and storage.

Overall the outside space offers a superb combination of lawn, landscaped features and multiple entertaining areas, making it ideal for both everyday enjoyment and social gatherings.

Viewings

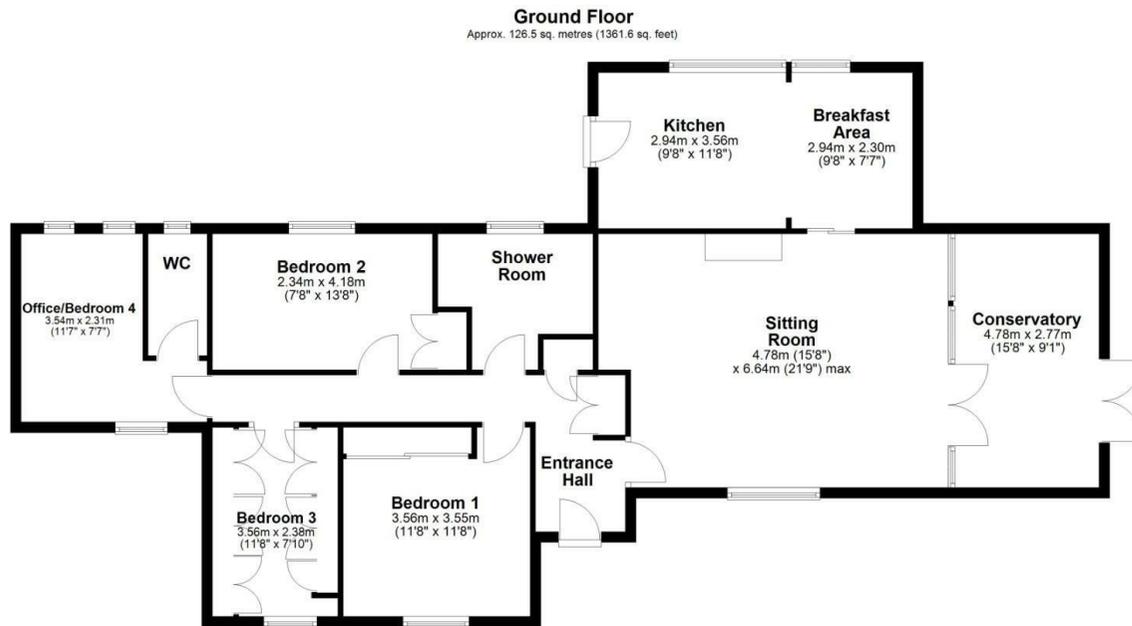
By appointment with the agents.

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. 126.5 sq. metres (1361.6 sq. feet)



Viewings

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