

Summary

An extremely well presented & spacious home in the sought after village of Kedington. This fabulous home offers three bedrooms, ensuite, bathroom & WC, kitchen/diner, lounge, private garden & off road parking. Located within walking distance of all the village amenities including the primary school.

Description

Approximate Room Sizes

ENTRANCE HALL Radiator, stairs to first floor, door to:

WC Obscure window, suite comprising WC, wash basin, radiator.

KITCHEN/DINER 14' 8" x 7' 8" (4.49m x 2.36m) Double glazed window to front & door to side. A generous range of base & eye level units with worktops over, inset sink & drainer. Integrated oven with gas hob above & extractor hood over. Integrated dishwasher. Space & plumbing for washing machine & fridge/freezer. Radiator.

LOUNGE 15' 7" x 14' 5" (4.75m x 4.40m) Double glazed window to side & rear, French doors to rear, two radiators. Under stair cupboard.

LANDING Loft access, door to:

BEDROOM ONE 11' 11" x 9' 11" (3.65m x 3.04m) Two double glazed windows to front, cupboard, radiator, door to:

ENSUITE Comprising shower cubicle, WC, wash basin, heated towel rail.

BEDROOM TWO 10' 2" x 9' 0" (3.11m x 2.76m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 11" x 5' 11" (3.03m x 1.82m) Double glazed window, radiator.

BATHROOM Double glazed window to side aspect. Suite comprising panel bath, WC, wash basin, radiator.

OUTSIDE The property has a lovely rear garden which wraps around the side of the property, mainly laid to lawn, with patio area, gated access to front.

PARKING The property benefits from two allocated parking spaces.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – all mains services

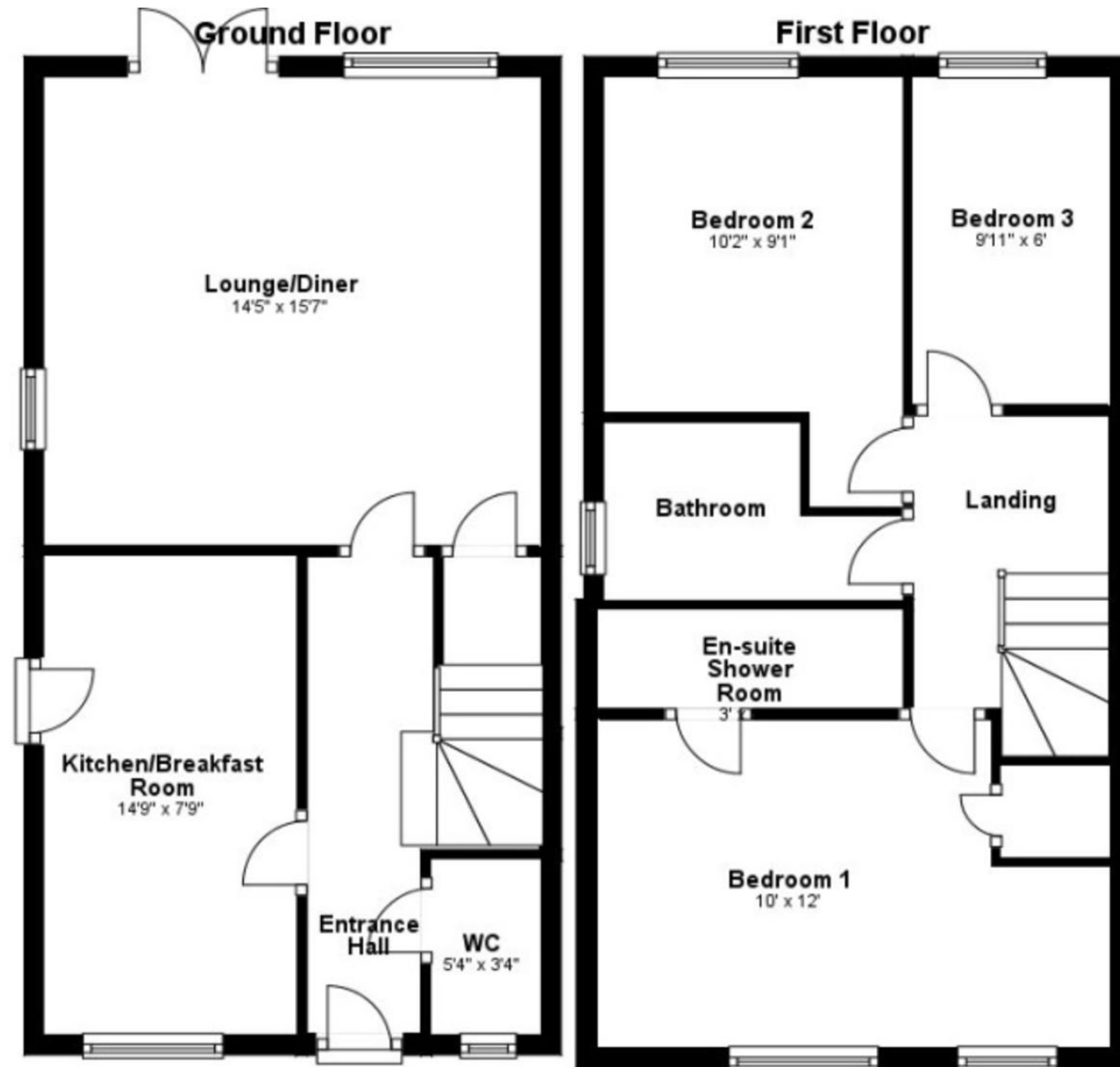
Post Code – CB9 7NW

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





If you would like to speak to one of our mortgage advisors call now – 01440 768919
Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	
A	87
(81-91)	
B	
(69-80)	
C	74
(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	

Mill Road | Kedington | CB9 7NW

£325,000

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- THREE BEDROOMS
- POPULAR VILLAGE OF KEDINGTON
- ENSUITE, BATHROOM & WC
- BEAUTIFULLY PRESENTED THROUGHOUT