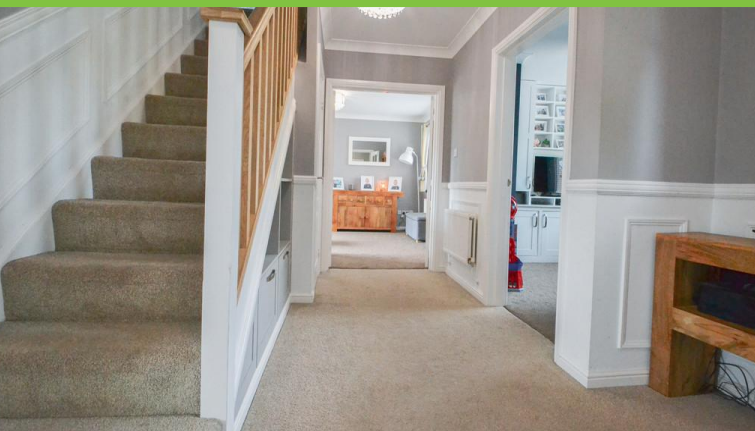




Cordwainer Close | Kedington, Suffolk, CB9 7ZF



Features

- FIVE BEDROOMS
- EXCELLENT VILLAGE LOCATION CLOSE TO PRIMARY SCHOOL
- FOUR RECEPTION ROOMS
- GAMES ROOM/GYM WITH BI-FOLDS TO GARDEN
- PERFECT HOUSE FOR ENTERTAINING
- ENSUITE TO MASTER
- DRIVEWAY FOR SEVERAL VEHICLES

A truly exceptional FIVE BEDROOM DETACHED family home, located on arguably Kedington's most sought after cul-de-sac, close to a range of village amenities, including the park & school. The property boasts four reception rooms making this perfect for entertaining or working from home.



Ground Floor

ENTRANCE HALL

A beautiful open entrance hall with stairs to first floor with integrated storage, storage cupboard, double doors to sitting room. Door to Study/TV Room, door to dining room. Door to:

GROUND FLOOR CLOAKROOM

Double glazed window. Suite comprising WC, wash basin, heated towel rail.

STUDY/TV ROOM

10' 4" x 10' 1" (3.16m x 3.08m)

Double glazed window, radiator, fitted units comprising shelving & storage cupboards.

SITTING ROOM

20' 4" x 10' 1" (6.22m x 3.08m)

Double glazed French doors to rear garden, double glazed window to front, two radiators, feature fireplace with stone surround & cast iron wood burner.

DINING AREA

12' 10" x 10' 0" (3.92m x 3.05m)

Double glazed French doors to garden. Fitted base units with oak worktop, space for drinks fridge. Open plan into:

KITCHEN

10' 0" x 9' 1" (3.05m x 2.79m)

Double glazed window. Fitted with an excellent range of base & eye level units with worktops over, inset ceramic sink & drainer, range oven with extractor hood over, dishwasher, under floor heating, door to:

UTILITY ROOM

7' 8" x 4' 10" (2.36m x 1.48m)

Double glazed window. A matching range of base & eye level units with oak worktop over, inset stainless steel sink & drainer, space & plumbing for washing machine & tumble dryer, under floor heating, door to:

GAMES ROOM/GYM

18' 6" x 15' 11" (5.64m x 4.86m)

A perfect entertainment room, with two double glazed windows to front & bi-fold doors opening onto the rear garden, currently utilised as a gym & games room. Cupboard housing wall mounted gas boiler.

First Floor

LANDING

Double glazed window to front. Small snug area with shelving, large airing cupboard, door to:





BEDROOM ONE

16' 0" x 11' 11" (4.9m x 3.65m)

Three velux windows to rear, double glazed window to front, a range of built in wardrobes, two radiators. Door to:

ENSUITE BATHROOM

8' 2" x 6' 0" (2.49m x 1.83m)

Double glazed window. Suite comprising bath, vanity unit with wash basin, WC, separate shower enclosure with glass screen, heated towel rail.

BEDROOM TWO

11' 8" x 10' 4" max (3.56m x 3.16m)

Double glazed window, radiator, range of built in wardrobes.

BEDROOM THREE

11' 8" x 10' 4" max (3.58m x 3.16m)

Double glazed window, radiator, built in wardrobe.

BEDROOM FOUR

9' 3" x 9' 2" (2.82m x 2.8m)

Double glazed window, radiator, built in wardrobes.

BEDROOM FIVE

7' 8" x 6' 6" min (2.36m x 2.0m)

Double glazed window, radiator.

FAMILY BATHROOM

9' 9" x 8' 4" (2.98m x 2.56m)

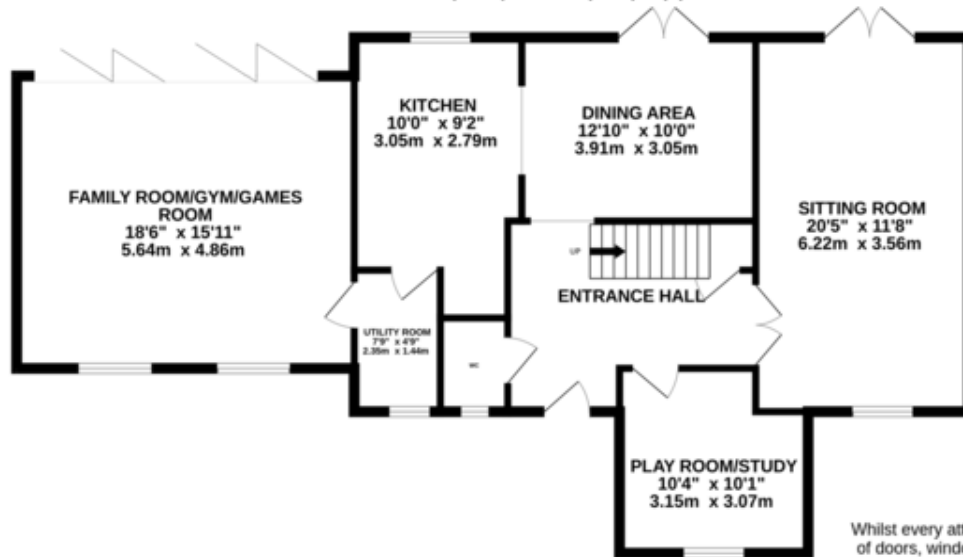
Double glazed window. Suite comprising bath, vanity unit with wash basin & WC, separate double shower enclosure with fitted power shower, heated towel rail.

OUTSIDE

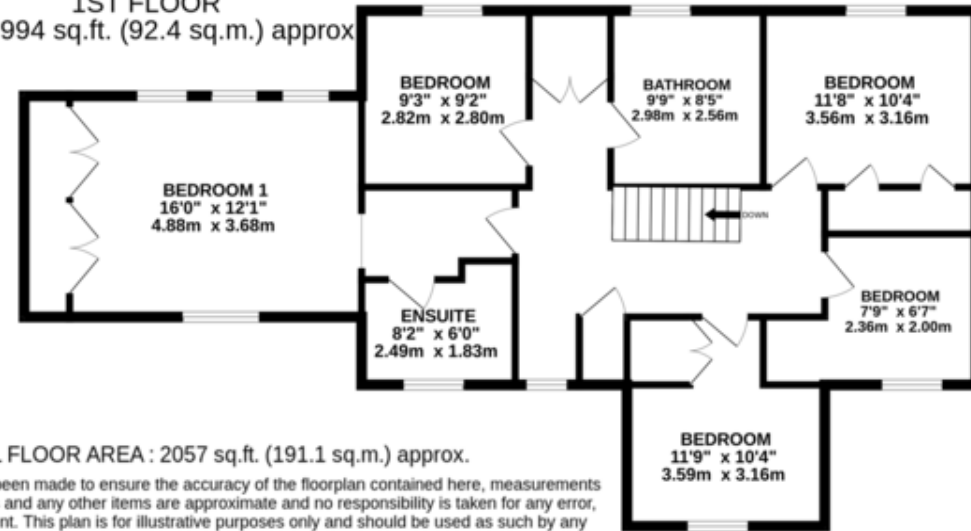
The property is located in a prominent position in a sought after cul-de-sac within this well served village, within walking distance of a range of amenities including children's playground, well regarded primary school & much more. To the front of the property is a generous bloc paved driveway providing plenty of off road parking. The remainder of the front garden is mainly laid to lawn, which could be converted to create additional parking. The rear garden spans the full width of the house. From the Games Room/Gym, bi-fold doors open up onto a raised decking, with plenty of room for outdoor furniture. Behind is an additional decked area, where the current owners house their hot tub. The remainder of the garden is enclosed by fencing & mainly laid to lawn with paved patio across the rear of the house.



GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 2057 sq.ft. (191.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

EPC to follow

