

## Summary

This charming 3-bedroom cottage is a perfect blend of character and modern style. The master bedroom boasts an ensuite bathroom for added convenience. The interior features tasteful and stylish decor throughout. Outside, you'll find a generous garden, perfect for outdoor activities and relaxation. The cottage is ideally situated in a lovely village with easy access to amenities and a popular primary school, making it an ideal home for families.

## Description

### Approximate Room Sizes

**FRONT ENTRANCE** With a uPVC glazed door leading into the:

**LOUNGE** 15' 2" x 11' 10" (4.64m x 3.63m)  
Double glazed window to front aspect. A beautiful room with an impressive brick built feature fireplace with multi-fuel burner, radiator. Opening into:

**LOBBY** With under stair storage cupboard, stairs rising to first floor, beautiful solid oak doors giving access to the family bathroom and:

**KITCHEN/DINER** 15' 2" x 11' 4" (4.64m x 3.46m) Double glazed window to rear & French doors to rear. An excellent range of base & eye level units providing ample storage with worktops space over. Inset sink & drainer, integrated oven with four ring hob & extractor hood over. Space & plumbing for appliances. Wall mounted Valiant gas boiler, water softener.

**GROUND FLOOR FAMILY BATHROOM A** beautiful modern bathroom suite comprising panel bath with shower screen & shower over, WC, wash basin, heated towel rail.

### First Floor:

**LANDING** Loft access, Doors to all bedrooms.

**BEDROOM ONE** 11' 4" x 10' 3" (3.47m x 3.14m)  
Double glazed window to rear, radiator, door to:

**ENSUITE SHOWER ROOM** Double glazed window to side. Suite comprising shower cubicle, WC, wash basin.

**BEDROOM TWO** 11' 4" x 10' 3" (3.47m x 3.14m)  
The largest of the bedrooms, with double glazed window to front aspect, radiator.

**BEDROOM THREE** 9' 2" x 6' 6" (2.8m x 2.0m)  
Double glazed window to rear, radiator.

**OUTSIDE** To the front of the property is a hardstanding area, laid to stones with pathway to front door. The area to the front could potentially be converted into a driveway (no dropped kerb currently). The rear garden is an excellent size, in excess of 100ft, enclosed by fencing with paved patio area, remainder mainly laid to lawn with timber shed at the rear.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

Post Code – CB9 7NE

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**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



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- BEAUTIFUL THREE BEDROOM COTTAGE
- SOUGHT AFTER VILLAGE OF KEDINGTON
- ENSUITE TO MASTER BEDROOM
- STYLISH HOME FULL OF CHARACTER
- WONDERFUL REAR GARDEN
- WALKING DISTANCE TO SCHOOL & VILLAGE AMENITIES
- GROUND FLOOR FAMILY BATHROOM