

Summary

Spacious four double bedroom family home situated in the sought-after village of Kedington, conveniently located near amenities and a primary school. Ideal for family living, this property offers ample space and comfort in a popular residential area, as well as garage, garden & conservatory.

Description

Approximate Room Sizes

ENTRANCE HALL Wall mounted gas boiler installed 2020. Stairs to first floor, radiator.

CLOAKROOM Window to side. WC (saniflow) & wash basin. radiator.

LOUNGE 16' 11" x 15' 5" (5.18m x 4.7m)
Window to front, radiator, electric fireplace.

KITCHEN/DINER 22' 2" x 12' 5" (6.76m x 3.81m) Window to rear & French doors to conservatory. The kitchen offers an expansive range of base & eye level units with worktops over, inset sink & drainer. Space for range cooker with extractor hood above. Integrate dishwasher, fitted water softener. Space for washing machine, tumble dryer & fridge/freezer.

CONSERVATORY 9' 4" x 8' 5" (2.87m x 2.59m)
French doors to garden.

LANDING Loft access, window to side, airing cupboard.

BEDROOM 13' 5" x 8' 3" (4.11m x 2.54m)
Window to front, radiator, built in wardrobes.

BEDROOM 12' 6" x 12' 0" (3.83m x 3.68m)
Window to side & rear, radiator.

BEDROOM 13' 5" x 11' 1" max (4.11m x 3.38m)
Window to front, cupboard, radiator.

BEDROOM 10' 0" x 9' 1" (3.05m x 2.77m)
Window to rear, radiator.

BATHROOM Velux window, suite comprising panel bath with shower over, WC, wash basin, radiator.

OUTSIDE The property fronts onto a green with a lawned front garden. The rear garden is enclosed by fencing with paved patio area, remainder mainly laid to lawn with gated rear access. To the rear of the property is a single garage & driveway.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All mains services

Post Code – CB9 7PH

Viewings by appointment
Bychoice Estate Agents
Tel: 01440 768919





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	83
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
WWW.EPC4U.COM	

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 are 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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£295,000

- FOUR BEDROOMS
- CLOSE TO VILLAGE AMENITIES
- PLENTY OF LIVING SPACE
- GARAGE & DRIVEWAY
- PRIVATE GARDEN
- IDEAL FAMILY HOME
- MUST BE VIEWED