



**41 St. Paul's Drive
Kedington, Suffolk**

**DAVID
BURR**

41 St. Paul's Drive, Kedington, Haverhill, Suffolk CB9 7HS

Kedington is a popular village located to the west of Clare approximately 4 miles, with easy access to Haverhill and Cambridge beyond (20 miles). The village has a number of facilities including shops, pubs and a school and is surrounded in part by open countryside.

A spacious four bedroom detached house situated in a quiet location within this popular Suffolk village. The property lies within walking distance of the village amenities, school, children's play area and nature reserve. The property benefits from off-road parking for multiple vehicles via a covered car port and generous rear gardens.

A spacious four bedroom detached house within walking distance of the village amenities.

Entrance into:

HALLWAY With real wood flooring, staircase to the first floor with storage cupboard and door to the **Car Port**.

KITCHEN Stylishly fitted with a range of wall and base units under worktop with a 1.5 bowl sink inset. Integrated appliances include electric oven and grill, four ring electric hob with extractor over, fridge freezer whilst there is space for a washing machine and tumble dryer/dishwasher.

SITTING ROOM A generous reception room currently utilised in two parts with a spacious seating area with real wood flooring and French doors leading to the Terrace. **Dining Area** With plenty of space for table and chairs.

CLOAKROOM With WC and wash hand basin.

First Floor

LANDING With access to the roof space, airing cupboard and window to the front aspect.

BEDROOM 1 A spacious double bedroom with a range of fitted wardrobes with mirrored wardrobe doors, outlook to the front aspect and **En-Suite** comprising tiled shower cubicle, WC, wash hand basin, heated towel rail and extensively tiled walls and floor.

BEDROOM 2 A spacious double bedroom with outlook to the front aspect.

BEDROOM 3 Another double bedroom with fitted wardrobes and outlook to the rear.

BEDROOM 4 With outlook to the rear.

BATHROOM Comprising tiled shower cubicle, panelled bath with shower attachment over, wash hand basin, WC, heated towel rail and part tiled walls and floor.

Outside

The property is approached by a covered Car Port providing parking for multiple vehicles. A gated access from the Car Port leads through to the landscaped rear gardens with an extensively paved dining terrace set adjacent an expanse of traditional lawn with flower beds borders, and to the rear is a raised decked terrace and bar.

TENURE: Freehold.

SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent

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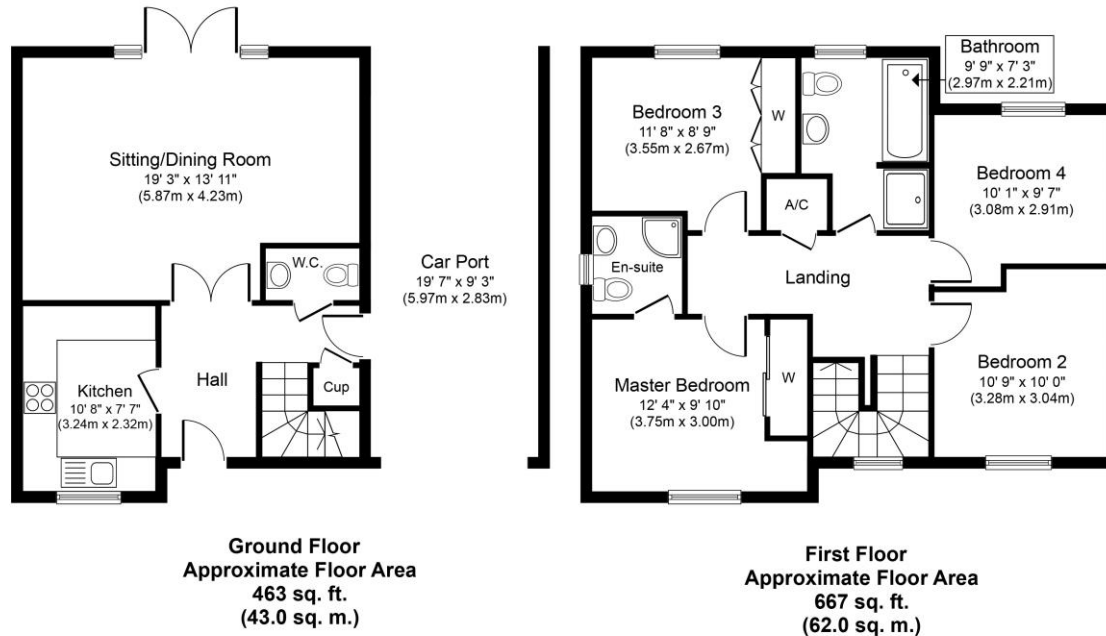
EPC RATING: B.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: E.
£2,537.58 per annum.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

WHAT THREE WORDS DIRECTIONS: typhoon, scorecard, heap.

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