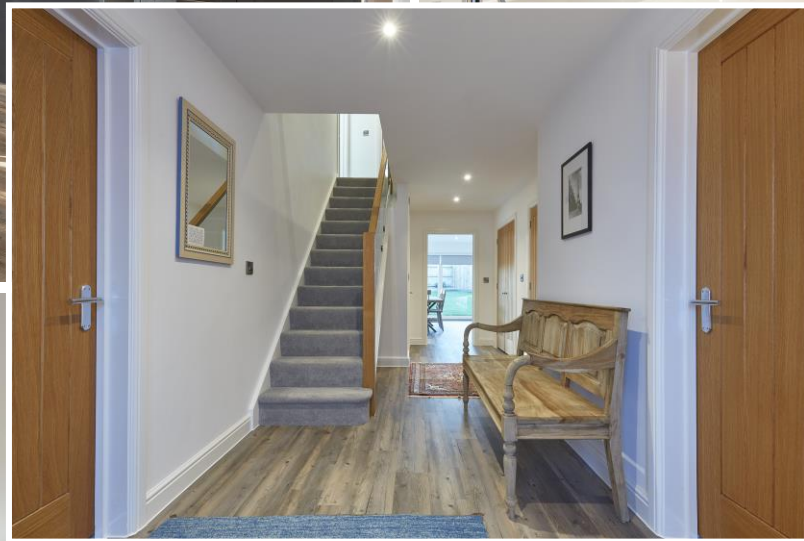




**43 Old Stable Lane  
Kentford, Suffolk**

**DAVID  
BURR**





# 43 Old Stable Lane, Kentford, Suffolk, CB8 7GH

Kentford is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

An impeccably presented and particularly spacious four-bedroom detached house measuring in excess of 2,100 sq.ft of accommodation and boasting a favourable position on the vastly popular Regal Meadows development in Kentford. The stylish and high-spec accommodation offers an entrance hall, kitchen/dining room, two further reception rooms, utility room, cloakroom, four bedrooms and three bathrooms. Externally boasting paved driveway parking, a single garage and a large south-facing rear garden that backs onto stud-land.

## A spacious and beautifully presented four bedroom house in Kentford measuring over 2,100 sq.ft of accommodation.

### First Floor

**ENTRANCE HALL** A large and inviting space with fitted storage and stairs rising to the first floor.

**SITTING ROOM** Window to front aspect and French doors leading to the rear garden terrace.

**KITCHEN / DINING ROOM** A stylishly fitted kitchen with fitted units and drawers with stone worktops and an inset double sink and drainer. Integrated appliances include a dishwasher, fridge-freezer, double oven, hob and wine-fridge. Ample dining space, a large window to side aspect and two sliding doors opening to the rear garden terrace.

**UTILITY ROOM** Fitted units and drawers with worktops over and an inset sink and drainer. Space and plumbing for appliances, a water softer and window to side aspect.

**STUDY** Windows to front and side aspects.

**CLOAKROOM** Vanity sink unit and WC.

**LANDING** With a glass and wood banister, airing cupboard and loft access.

**MASTER BEDROOM** Window to rear aspect, a **DRESSING ROOM** with fitted storage and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and window to side aspect.

**BEDROOM 2** Fitted wardrobe, window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and a Velux window.

**BEDROOM 3** Window to rear aspect and fitted wardrobe.

**BEDROOM 4** Fitted wardrobe and window to front aspect.

**BATHROOM** Extensively tiled with a bath, shower cubicle, vanity sink unit, WC, heated towel rail and window to side aspect.



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## Outside

The property offers paved driveway parking that in turn leads to the **SINGLE GARAGE**. The remaining front aspect is a paved pathway that leads to the front door and gravelled areas. The rear garden boasts an almost exact south-facing aspect, and is predominantly lawned with a paved terrace, store shed and raised flower beds.

**SERVICES** Gas fired central heating with underfloor heating on the ground floor. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND F.**

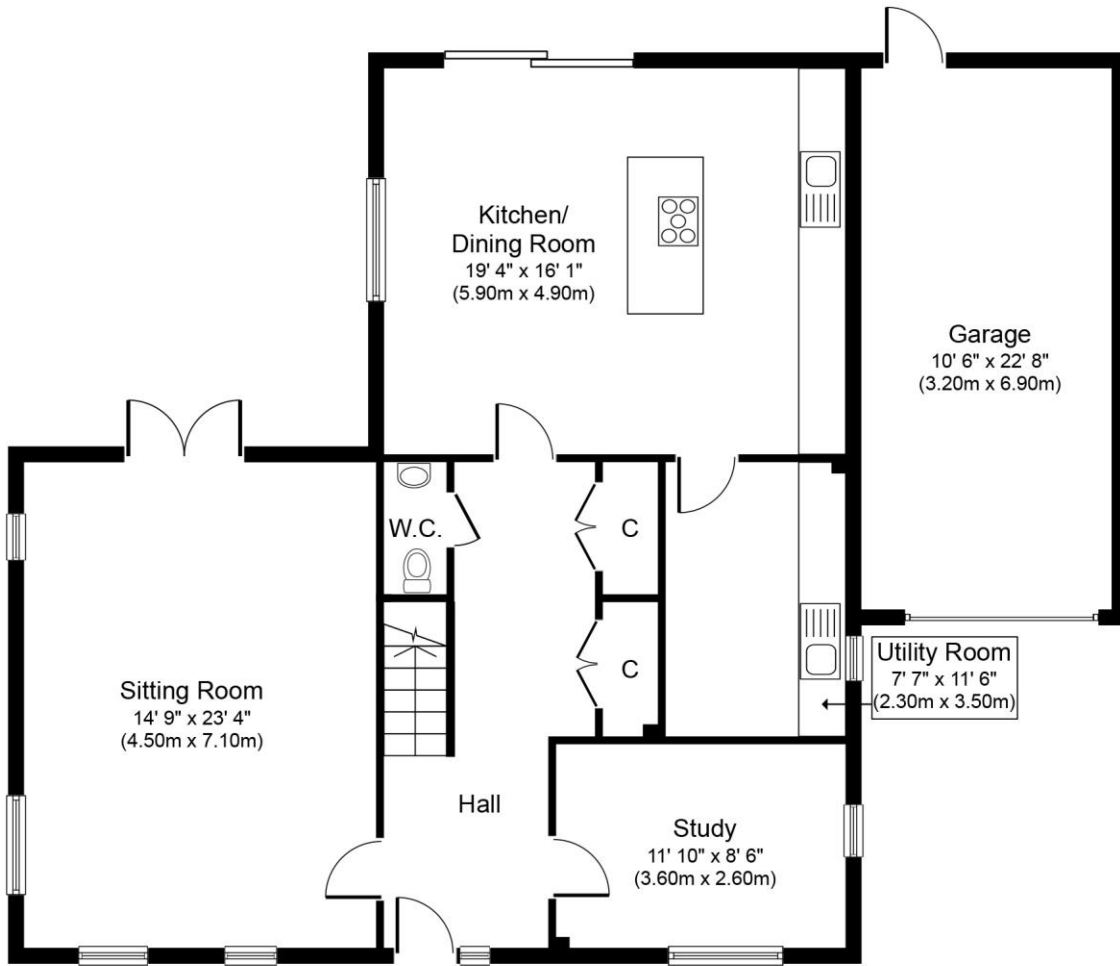
**TENURE** Freehold.

**WHAT3WORDS** hiring.burden.tropic

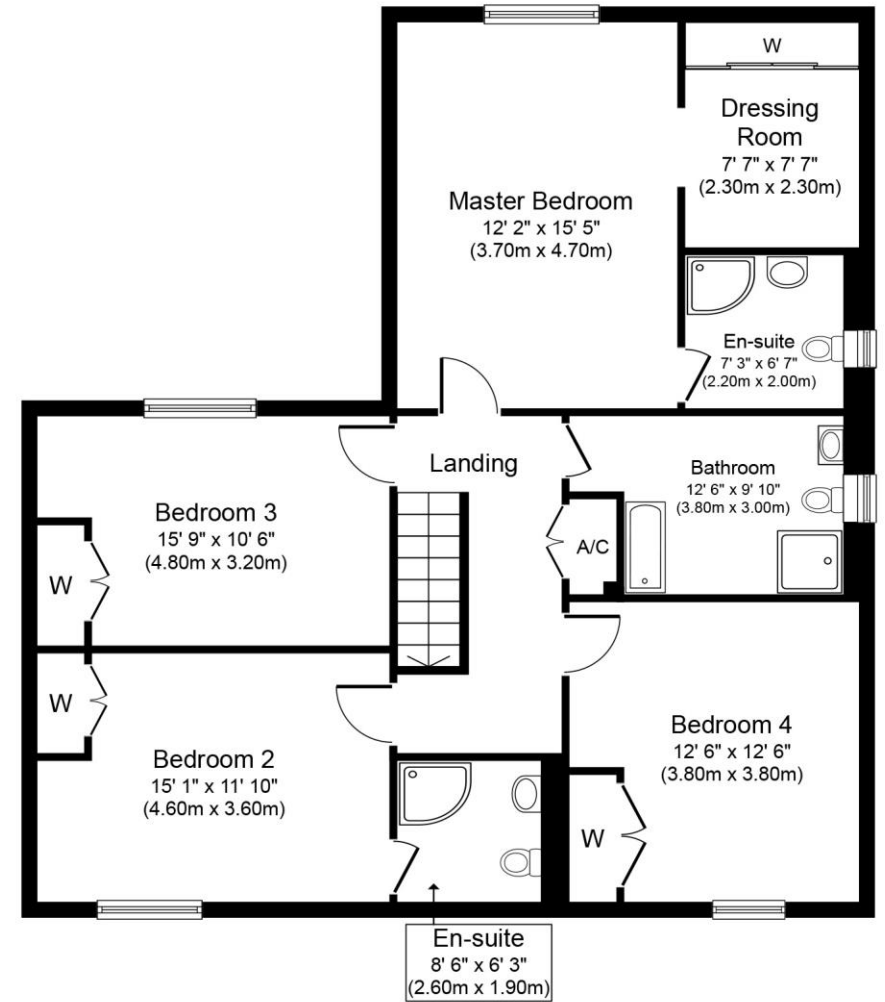
**EPC** C.

**VIEWING** by prior appointment only through David Burr estate agents.





**Ground Floor**  
**Approximate Floor Area**  
**1,273 sq. ft.**  
**(118.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,020 sq. ft.**  
**(94.7 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



