



**Grey Gables**  
**Kedington, Suffolk**

**DAVID**  
**BURR**







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 and well presented detached property situated in the heart of this sought after Suffolk village with a wide range of amenities. The property lies within a short walk of the amenities and countryside walks close by.

## **A spacious and well presented detached property situated in the heart of this sought after Suffolk village with a wide range of amenities.**

Entrance into:

**HALLWAY:** With quarry tiled flooring, two large cloak cupboards and doors to the:

**SNUG:** With cast-iron fireplace and fitted window shutters.

**SITTING ROOM:** A large open-plan space separated into functional smaller areas. With seating area adjacent a set of French doors that lead out to the dining terrace, staircase leading to the first floor. Seating area set around a log-burning stove with outlook to the front and rear. Small step down to the dining area, set just off the kitchen with plenty of space for dining table and chairs.

Door to:

**KITCHEN:** Recently re-fitted within a comprehensive range of wall and base units under worktop with ceramic sink inset. Integrated appliances include a fridge/freezer, Blomberg dual double oven, washer/dryer and cooker with four ring induction hob with extractor over, wine cooler. Door to the garden.

### **First Floor**

**LANDING:** With eaves storage cupboard, airing cupboard, access to the roof space and rooms off.

**MASTER BEDROOM:** A double bedroom with fitted window shutters.

**BEDROOM 2:** With a Velux window and outlook to the rear.

**BEDROOM 3:** Currently utilised as a Dressing Room with a range of wardrobes and eaves storage cupboard.

**SHOWER ROOM:** Stylishly fitted with a tiled shower cubicle, vanity sink unit, WC, heated towel rails and extensively tiled walls.

### **Outside**

The property is approached via a driveway providing parking for several vehicles in-turn leading to the **GARAGE** with light and power connected. The front garden enjoys several areas enclosed with box hedging and a range of mature flowers within. Gates lead through to the rear of the property where an extensive courtyard garden is provided affording the property a great deal of privacy, providing enough space for Alfresco entertaining.

**SERVICES:** Main water and drainage. Main electricity connected. Gas-fired heating to radiators. NOTE: None of these services have been tested by the agent.

**EPC RATING:** Band TBC. A copy of the energy performance certificate is available on request.

# Grey Gables, Silver Street, Kedington, Haverhill, Suffolk CB9 7QG

**LOCAL AUTHORITY:** West Suffolk District Council, West Suffolk House  
Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233.

**COUNCIL TAX BAND:** D. £2,100.61 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

**Phone Signal:** Phone signal is limited.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None known.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

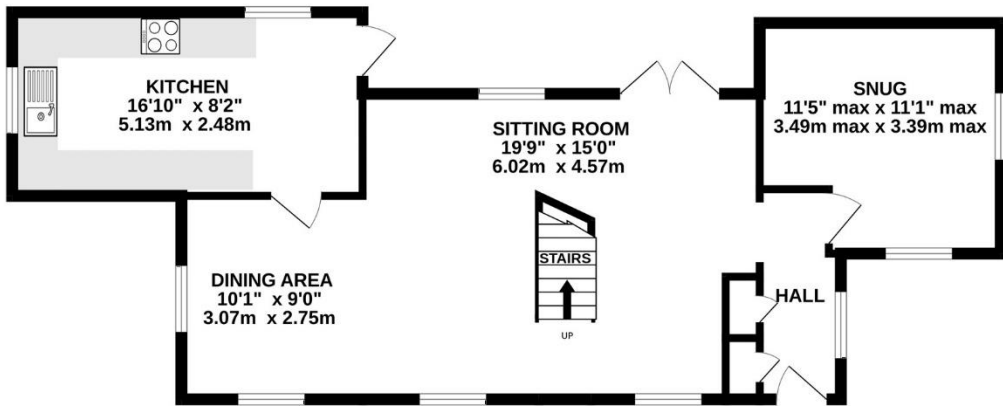
**FLOOD RISK:** None known.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

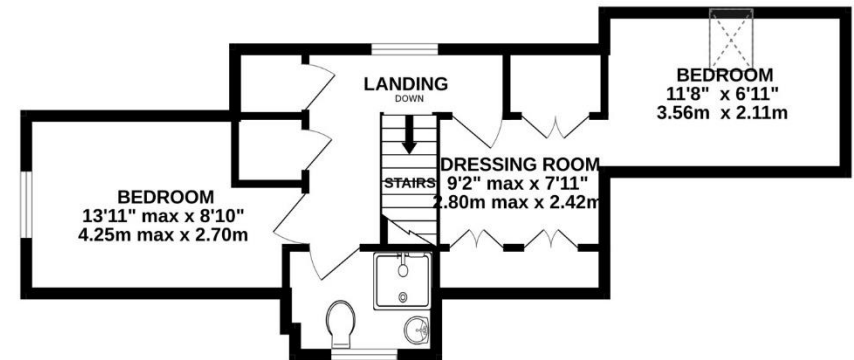
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GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

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