



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

**DAVID
BURR**



12 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 and well presented four bedroom town house situated in a popular residential development within walking distance to the village amenities, school and play facilities. The property enjoys landscaped rear gardens, off road parking and a garage.

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Entrance into:

HALLWAY: A spacious hallway with **Utility Closet** comprising space and plumbing for a washing machine, staircase to the first floor with storage cupboard beneath.

SITTING ROOM: A generous reception room with bay window to the front aspect overlooking a greensward.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of wall and base units under worktop with 1.5 bowl sink inset. Integrated appliances include an electric oven, grill and four ring hob with extractor fan over and fridge/freezer. Space and plumbing for a dishwasher. Tiled flooring leads through to the Breakfast Area with dining table and chairs, adjacent French doors leading to the terrace.

CLOAKROOM: With WC and wash hand basin.

First Floor

LANDING: With staircase to the second floor with rooms off:

BEDROOM 2: A spacious double bedroom with built-in double wardrobes set behind sliding mirrored doors. **En-Suite** comprising a tiled shower cubicle, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

BEDROOM 3: Another spacious double bedroom with outlook to the front.

BEDROOM 4: With outlook to the front.

FAMILY BATHROOM: Comprising a tiled shower cubicle, panel bath with shower attachment, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

Second Floor

LANDING: With airing cupboard and door to:

MASTER BEDROOM: A spacious master suite comprising built-in wardrobes with sliding mirror doors and an **En-Suite** comprising tiled shower cubicle, WC, wash hand basin, heated towel rail and extensively tiled walls and flooring.

Outside

The property enjoys an off-road parking space to the rear of the property with **GARAGE** with light and power connected. Gates lead from the parking area to the rear garden which is segregated into areas of traditional lawn, extensively paved dining terrace and shingled area as well as a raised decked terrace, flower beds and personal door to the garage.

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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 B. A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: E. £2,615.08 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

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

Phone Signal: Telephone 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/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None.

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

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

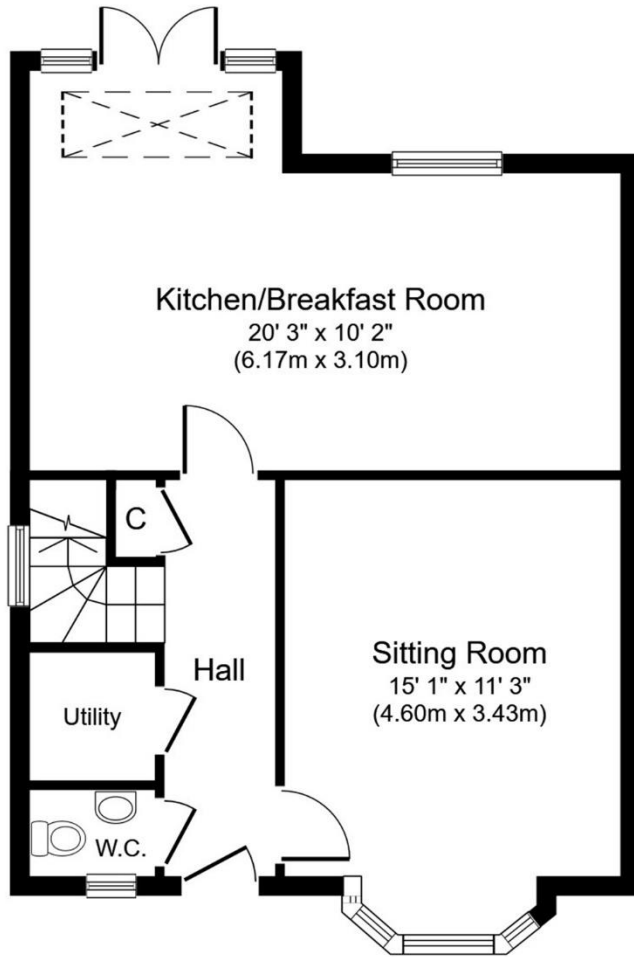
RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None known.

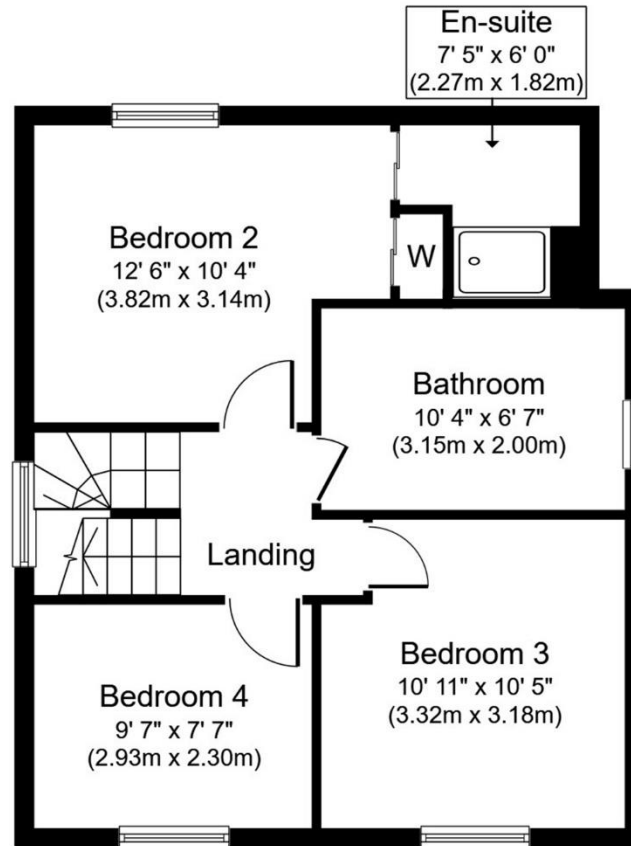
VIEWING: Strictly by prior appointment only through DAVID BURR.

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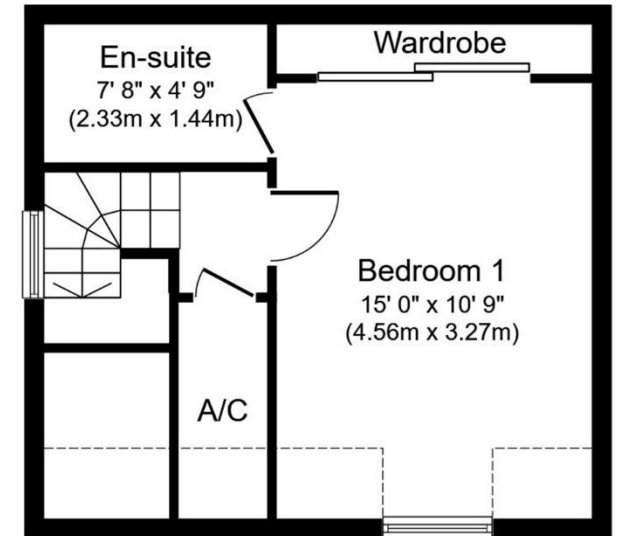




Ground Floor
Approximate Floor Area
560 sq. ft.
(52.0 sq. m.)



First Floor
Approximate Floor Area
485 sq. ft.
(45.0 sq. m.)



Second Floor
Approximate Floor Area
311 sq. ft.
(28.9 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.

