



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

**DAVID
BURR**



7 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 detached house situated in a quiet location in this sought after residential development within walking distance of the village amenities, recreational playing fields and school. The property enjoys off-road parking, garage and landscaped south facing gardens.

A spacious four bedroom house with south facing gardens.

Entrance into:

HALLWAY: A generous hallway with staircase leading to the first floor, storage cupboard and rooms off.

SITTING ROOM: A generous reception room with bay window to the front and electric fireplace.

KITCHEN/BREAKFAST ROOM: A stylish open-plan space comprising a comprehensive range of wall and base units under solid worktop with Butler sink inset. Integrated appliances include dishwasher and fridge/freezer, whilst there is space for a range style cooker. Plenty of space for dining table and chairs. French doors leading to the terrace and door leading to the:

UTILITY ROOM: With space and plumbing for a washing machine, tumble drier or undercounter fridge/freezer. Door leading to the rear.

CLOAKROOM: With WC and wash hand basin.

First Floor

LANDING: With large storage cupboard, access to the roof space and rooms off.

BEDROOM 1: A generous double bedroom with a range of built-in wardrobes with sliding mirrored doors, outlook to the front and En-Suite comprising tiled

shower cubicle, WC, wash hand basin, heated towel rail and extensively tiled walls and floor.

BEDROOM 2: Another spacious double bedroom with outlook to the rear.

BEDROOM 3: A further double bedroom with outlook to the rear.

BEDROOM 4: With outlook to the front.

FAMILY BATHROOM: Comprising panelled bath with shower over, pedestal sink unit, WC, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via a block paved driveway providing parking for several vehicles in turn leading to the **GARAGE** with electric roll up door and light and power connected. A personnel door provides access through to the rear garden comprising an extensively paved dining terrace set adjacent an area of traditional lawn with a further raised decked pergola area, ideal for Al Fresco entertaining, mature flower beds border the garden which is also interspersed with a range of mature trees and a carp pond, all enjoying a southerly aspect.

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

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

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 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: Yes.

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.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS:

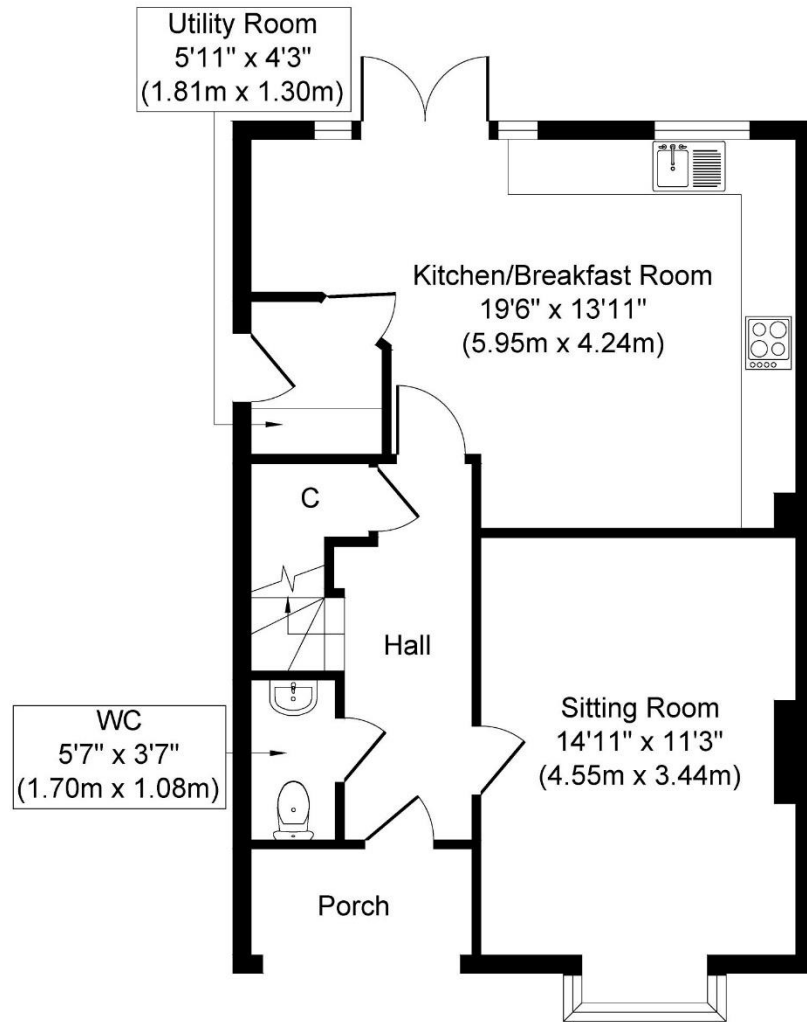
FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None.

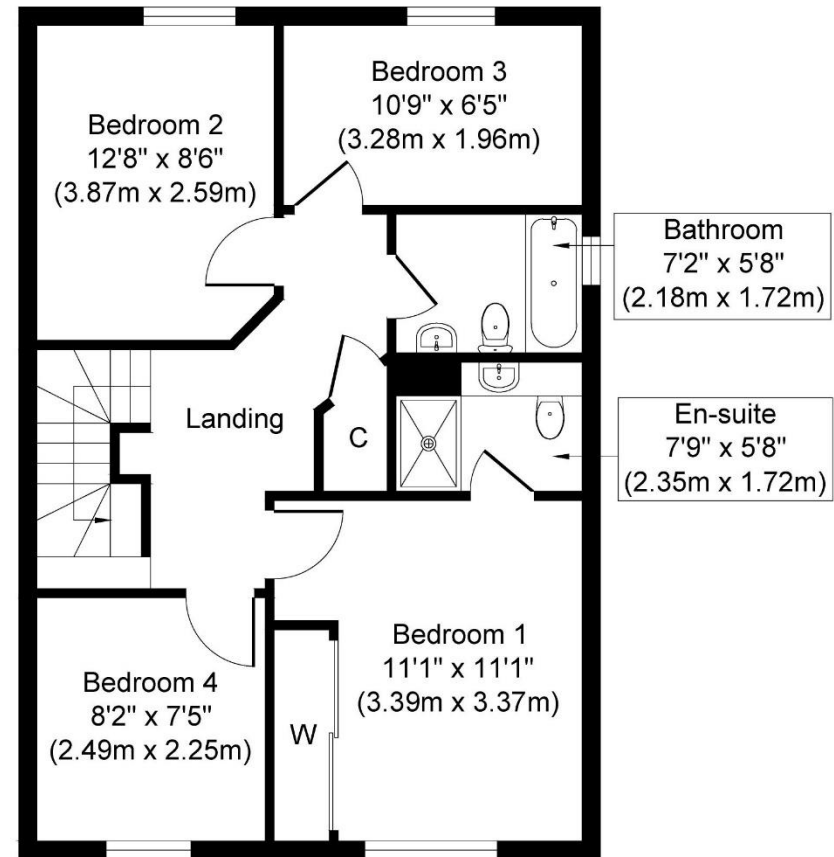
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
577 sq. ft
(53.61 sq. m)



First Floor
Approximate Floor Area
569 sq. ft
(52.89 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.

