



**The Gables
Kedington, Suffolk**

**DAVID
BURR**



The Gables, White Horse Road, Kedington, Suffolk CB9 7NL

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 generous four bedroom detached bungalow situated in a quiet location within the centre of this well-served Suffolk village. The property is within walking distance to the village amenities and enjoys off-road parking for multiple vehicles, garage and gardens.

A spacious detached bungalow within walking distance of amenities.

Entrance into:

DINING HALL: A spacious reception room with plenty of space for dining table and chairs and doors leading off.

SITTING ROOM: With steps down from the Dining Hall. A generous reception room with sliding doors to the front terrace, views over the front garden.

KITCHEN/BREAKFAST ROOM: Recently re-fitted comprising a range of wall and base units under worktop with ceramic sink inset. Space for a range-style cooker and dishwasher, central breakfast island with further storage beneath and views to the rear garden.

UTILITY ROOM: Featuring a range of wall and base units under worktop with stainless steel sink inset. Space and plumbing for a washing machine and tumble dryer and fridge/freezer. Gas boiler and cupboard with hot water cylinder. Door to the rear.

BEDROOM 1: A generous double bedroom with a range of built-in wardrobes and an En-Suite comprising tiled shower cubicle, vanity sink unit, WC and heated towel rail.

BEDROOM 2: Another spacious double bedroom with a range of built-in wardrobes with sliding mirror doors and outlook to the front.

BEDROOM 3: A further double bedroom with outlook to the front, currently used as a Snug.

BEDROOM 4: Currently utilised as a study with outlook to the side.

BATHROOM: A spacious family bathroom comprising a corner bath with shower attachment over, separate tiled shower cubicle, vanity sink unit, WC and heated towel rail.

Outside

The property is approached via a driveway providing parking and turning for multiple vehicles in turn leading to the **DOUBLE GARAGE** with light and power connected. The front gardens feature an area of traditional lawn with a well-screened front boundary affording the property privacy. Gates lead through to the rear with an extensively paved dining terrace set adjacent an area of raised lawn, interspersed with a range of mature trees, borders and mature boundaries with a further centralised dining terrace. A range of external power points. Personal door to garage.

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 E. 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. Telephone: 01284 763233.

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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 known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None known.

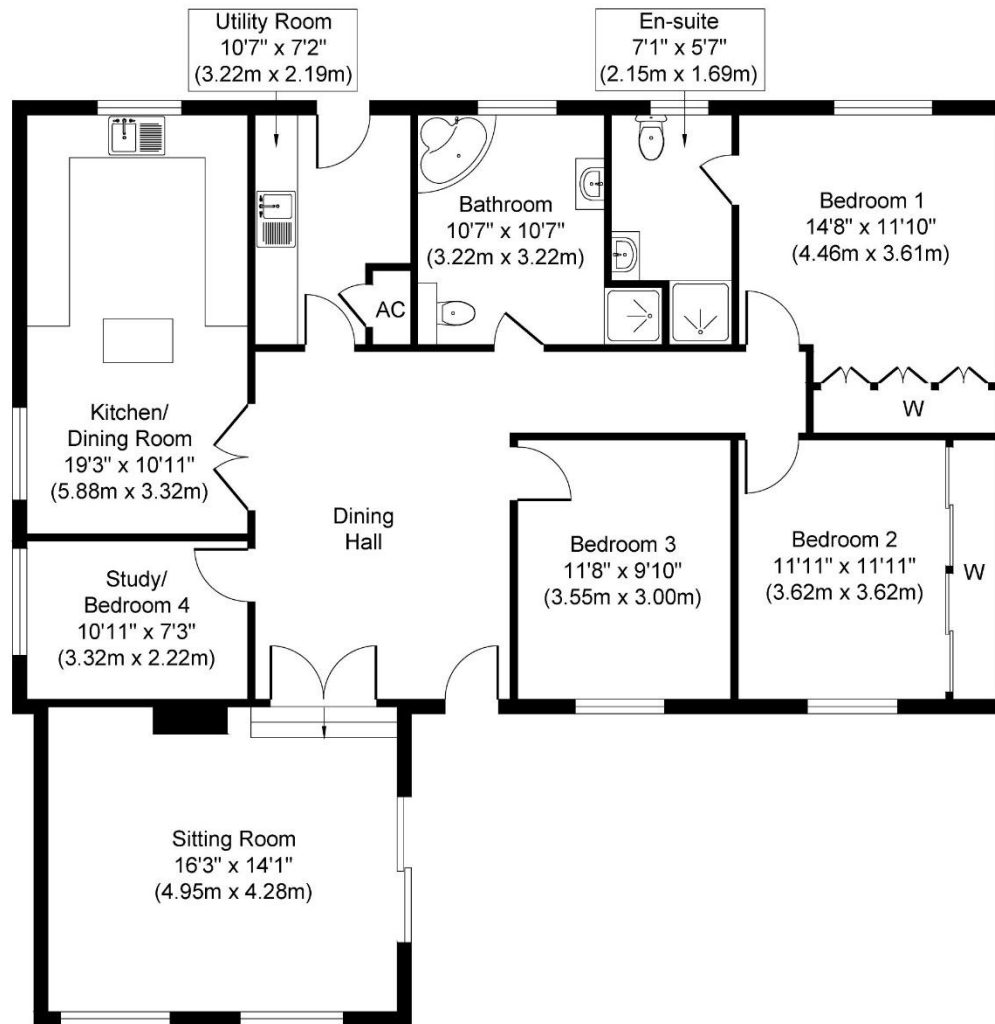
FLOOD RISK: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
1,414 sq. ft
(131.37 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.

