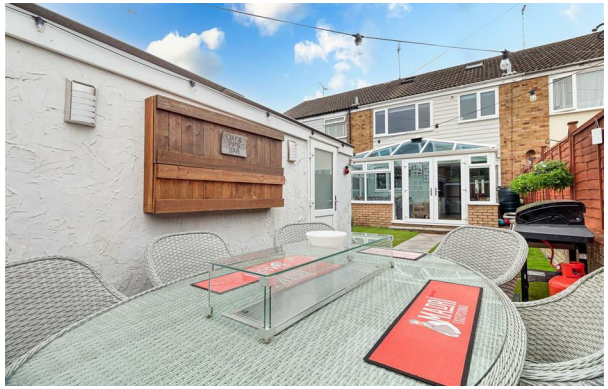
JAMIE WARNER
ESTATE AGENTS



152 Westward Deals, Kedington, Haverhill, CB9 7PW

Guide Price £300,000

- Four Bedrooms
- Sitting Room Featuring a Gas Cast Iron Stove
- Garage
- Stunning Kitchen/Dining Room
- Downstairs WC
- South-Facing Rear Garden
- Conservatory
- Gas Radiator Heating
- Popular & Well Served Village Of Kedington

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

152 Westward Deals, Haverhill CB9 7PW

Welcome to this immaculate and spacious four-bedroom family home in the picturesque village of Kedington. This property boasts a loft conversion, a generous sitting room, a delightful conservatory, and a convenient downstairs WC - all perfect for a growing family. The highlight is the exquisite open kitchen/dining area that seamlessly connects to the conservatory, ideal for family gatherings and entertainment. Enjoy the pleasant south-facing garden at the rear and the view over an open green area at the front. Benefit from the single garage included with this property.

4 1 2

Council Tax Band: C

Kedington
Kedington is a conveniently positioned, attractive and well served Suffolk village. The beautiful 14th century Grade I Listed Church of St Peter and St Paul. Suffolk House was once home to the celebrated Victorian poet/playwright Herman Merivale. The village has excellent facilities including local supermarket open long hours with newspaper delivery service available. Award winning butchers, superb Chinese with takeaway/delivery. Two public houses, horse riding facilities, numerous public amenity meadows & river walks in this child & dog friendly village, with a very large recreation ground. Well renowned primary school with 2 prep schools at nearby Barnidiston & Stoke By Clare. Newmarket, Bury St Edmunds, Saffron Walden & Cambridge are approximately 30 minutes away, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles), Whittlesford Parkway, Shelford and Cambridge. London Stansted airport is around 30 miles away.

Entrance Hall
Upon entering through the doorway, you walk beneath a Velux window that provides the lengthy hallway with natural light. The hall features a radiator, Karndean flooring, and a staircase ascending to the first floor.

WC
The WC features a pedestal wash hand basin with a mixer tap and tiled splashback, as well as a low-level WC. It is complemented by Karndean flooring and a window to the front.

Sitting Room
15'10" x 11'4"
A generously sized sitting room illuminated by a large front-facing window that floods the space with natural light. The room features an appealing gas cast iron multi-fuel burner and a radiator.

Kitchen/Dining Room
10'3" x 17'9"
An impressive room boasts a harmonised array of base and wall units, along with ample worktop space. It features a stainless steel sink with a mixer tap, glass splashbacks, an integrated dishwasher, plumbing for a washing machine, space for a tumble dryer, fridge/freezer space, a fitted eye-level electric fan-assisted oven, and a built-in four-ring induction hob with an extractor hood. The kitchen seamlessly connects to the conservatory through an archway, while a rear window, radiator, and Karndean flooring elevate the ambience.

Conservatory
The conservatory offers a spacious and inviting area for relaxation amidst the garden. Constructed with half brick and uPVC double-glazed windows, featuring a charming Victorian-style roof, it is equipped with power and lighting, an electric panel heater, and elegant Karndean flooring. French doors open to the rear garden, enhancing the connection between indoor comfort and outdoor beauty.

Landing
Built-in cupboard, access to all first floor rooms, stairs ascending to the 2nd floor.

Bedroom 1
12'2" x 10'8"
The spacious master bedroom features a front-facing window with views of the green area, a radiator, and a built-in double cupboard.

Bedroom 2
11'2" x 10'8"
Similar to the master bedroom, bedroom 2 is also a spacious double bedroom with a built-in double cupboard. The window overlooks the garden, and there is a radiator for added comfort.

Bedroom 3
8'10" x 7'0"
Bedroom 3 features a front-facing window with a view of the greenery and includes a radiator.

Bathroom
Equipped with a three-piece suite including a panelled bath with a separate electric shower overhead, a vanity wash hand basin with a mixer tap, and a low-level WC. All walls feature full-height tiling, complemented by a heated towel rail and a rear window.

Landing
Skylight, door to:

Bedroom 4
10'2" x 12'0"
A spacious double bedroom featuring a skylight for natural light and a radiator.

Outside
The beautifully arranged south-facing rear garden offers a delightful space for relaxation and entertainment. Stepping out from the conservatory, you enter the main lawn area where a pathway leads to a seating spot adorned with artificial grass. This setting is perfect for lounging. A personal door grants access to the garage. The front garden features a lawn and a pathway that leads to the entrance door.

Garage
A single garage with double glazed french doors, power and light connected, window to the rear, door to the rear garden.

Viewings
By appointment with the agents.

Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

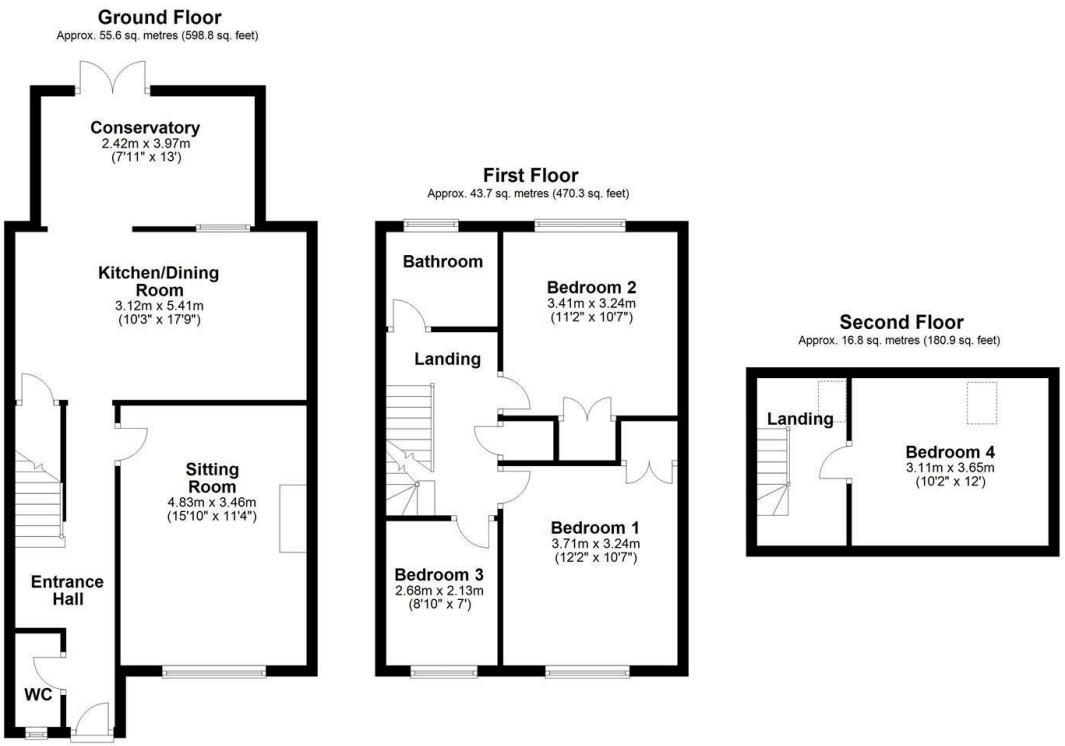
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

Door to:

THE ONLY THING THAT MATTERS IS THAT YOU MAKE ME HAPPY

NEW YORK

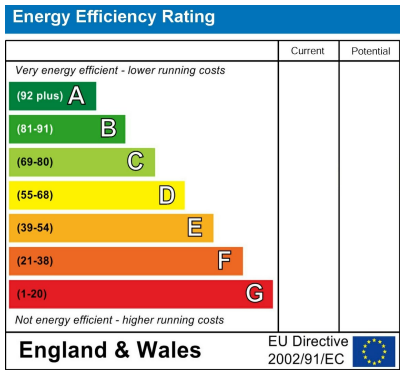


Total area: approx. 116.1 sq. metres (1250.0 sq. feet)

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band



2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk