JAMIE WARNER
– ESTATE AGENTS –

25 Dane Close, Kedington, Suffolk, CB9 7NX

Guide Price £320,000

- Three Bedrooms
- Conservatory
- Popular Village Location
- Sitting Room
- South Facing Garden
- Kitchen /Dining Room
- Views Over Open Fields

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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A generous and extended three bedroom detached family home located overlooking open fields in the popular and well served village of Kedington.

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Council Tax Band:

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* Conservatory
* Views Over Open Fields
* Popular Village Location
* South Facing Garden
* Gas Central Heating
* Pvcu Double Glazing
* Downstairs WC & Family Bathroom

Kedington is an historic, well-served village just over the Cambridgeshire border into Suffolk, about 18 miles from the city edge with a number of good commuter roads in. The compact and charming village centre has an excellent range of day-today facilities including an OFSTED 'Outstanding' primary school, a post office and shop, mini supermarket, library, GP surgery, butcher, community centre, hairdresser, recreation ground and pub. Large supermarkets and more comprehensive shopping can be found in Haverhill (2 miles). Newmarket is 13 miles north west and the historic market town of Clare is 5 miles east.

Ground Floor

Entrance Hall
Radiator, stairs to first floor, door to:

WC
Window to side, fitted with a two-piece suite comprising a pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, radiator.

Sitting Room
10'0"
Window to front, feature coal effect gas fireplace set in marble surround with timber mantle over, radiator.

max Kitchen/Dining Room
9'7"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring ceramic hob with pull out extractor hood over, window to rear, radiator, tiled flooring, open plan to:

Sun Room
4'10"
Window to rear, radiator, door to:

Conservatory
6'8" x 10'6"
Brick and uPVC double glazed construction with double glazed polycarbonate roof, power and lights connected, windows to rear & side, door to garden.

First Floor

Landing
Window to side, built-in cupboard, door to:

Bedroom 1
11'1" incl wardrobe
Window to front, radiator, fitted wardrobes with double sliding doors.

Bedroom 2
8'6"
Window to rear, radiator.

Bedroom 3
6'5"
Window to front, radiator, wooden flooring.

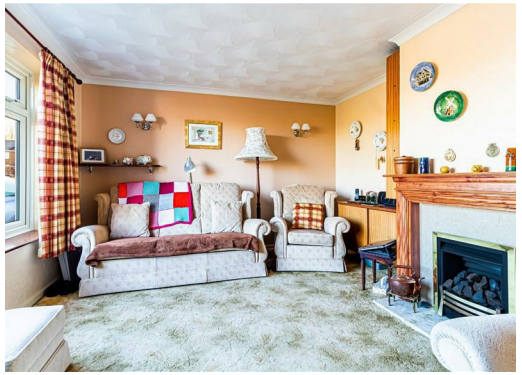
Bathroom
Fitted with three-piece suite comprising a panelled bath with independent electric shower over and folding glass screen, pedestal wash hand basin with mixer tap, low-level WC, tiled splashbacks, window to rear, radiator.

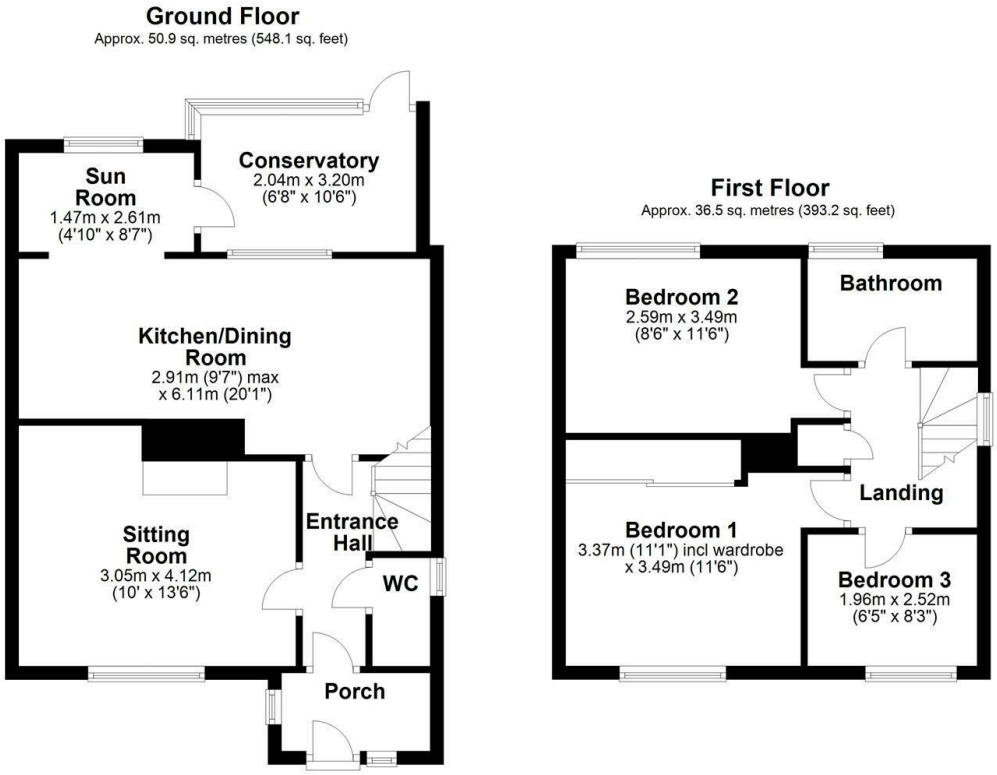
OUTSIDE
The property enjoys a beautifully landscaped south facing rear garden backing onto to open fields. The garden is mainly laid to lawn with an array of mature flower and shrub displays. The lawn area steps down to the house and a pathway which runs along the rear of the property and to side where there is a gate giving access to the front. The front garden is again laid to lawn with a wonderful display of feature flower and shrubs. A stepped pathway leads to the entrance door.

GARAGE & DRIVE
A block paved drive leads to a single garage providing off-road parking for two vehicles. The garage has an up and over door. Internally there is power and light connected.

Council Tax Band - C
Local Authority - West Suffolk

VIEWINGS
By appointment with the agent.





Total area: approx. 87.5 sq. metres (941.4 sq. feet)

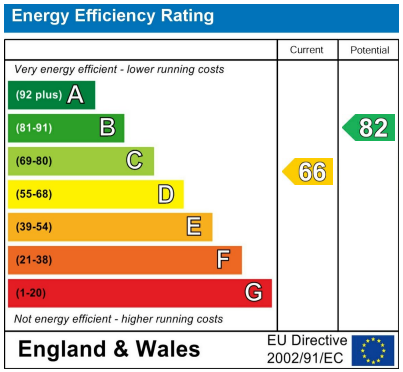
Directions

Viewings

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

Council Tax Band

B



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