JAMIE WARNER
ESTATE AGENTS

15 Mill Road, Kedington, Haverhill, CB9 7NW

Guide Price £425,000

- Three/Four Bedrooms
- Modern En Suite & Family Bathroom
- Ample Off-Road Parking
- Planning For Further Ground Floor Extension
- Stunning Kitchen/Family Room
- Downstairs WC
- South Facing Rear Garden
- Main Bedroom With Vaulted Ceiling
- Garden Room/Home Office
- Popular Village Of Kedington

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Presenting a stunning and expansive semi-detached family home featuring three to four bedrooms, situated in the highly sought-after village of Kedington. This exceptional property offers a spacious double-aspect sitting room and an exquisite open-plan kitchen and family room, fully equipped with top-of-the-range appliances. The main bedroom boasts a vaulted ceiling and a beautiful en suite, complemented by a modern family bathroom. The meticulously landscaped garden includes a charming cabin, perfect for a home office. With ample off-road parking for several vehicles, gas radiator heating, and double glazing, this property promises both elegance and practicality. Planning permission granted for further ground floor extension.

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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.

Porch

Entrance door, open plan to entrance hall.

Entrance Hall

An inviting entrance hall features a front-facing window, Karndean flooring, and stairs leading to the first floor, providing access to all ground-level rooms.

WC

The WC features a front-facing window and is equipped with a two-piece suite, including a vanity wash hand basin with a mixer tap and tiled splashbacks, a low-level WC, and a heated towel rail. It is finished with Karndean flooring.

Sitting Room

17'9" x 10'0"

A dual-aspect sitting room featuring French doors leading to the garden, a window at the front, and a radiator.

Kitchen Area

12'9" x 12'10"

A stunning open-plan area featuring a coordinated range of base and eye-level units topped with quartz surfaces, complete with a matching breakfast bar. It includes a butler-style sink with mixer taps, an integrated dishwasher and washing machine, a wine cooler, and a fitted oven range with a 7-ring gas hob and extractor hood. The space benefits from a rear window, a radiator, and Karndean flooring, flowing seamlessly into the family room.

Family Room

27'3" x 9'5"

A bright and airy space featuring windows on the side and front, enhanced by two skylights. Enjoy the warmth from two radiators and the elegance of Karndean flooring. The bi-fold doors open to the rear garden, and the fitted cabinetry includes two tall storage cupboards, base units, and a stylish desk.

Bedroom 4 / Dressing Room

11'11" x 6'9"

Built-in storage cupboard and radiator. Archway leading to the main bedroom.

Bedroom 1

13'0" x 9'5"

A beautiful bedroom featuring a vaulted ceiling, complete with a front-facing window, skylight, and radiator, along with a door leading to the en suite.

En-suite

Equipped with a three-piece suite, this bathroom features a vanity wash hand basin with a mixer tap, a tiled double shower enclosure with a fitted shower and glass screen, and a low-level WC. The walls are fully tiled from floor to ceiling, and there is a heated towel rail for added comfort.

Bedroom 2

10'7" x 14'8"

A double bedroom with two front-facing windows, a series of fitted wardrobes, and a radiator.

Bedroom 3

6'11" x 12'0"

A spacious bedroom features a rear-facing window with a view of the garden and is equipped with a radiator.

Bathroom

Equipped with a suite featuring a paneled bath with an independent shower overhead, a mixer tap, and a glass screen, this space includes a vanity washbasin with a mixer tap, tiled splashbacks, and a low-level WC. It also boasts a heated towel rail, two rear windows, Karndean flooring, and underfloor heating.

Outside

The rear garden is exquisitely landscaped, providing a stunning outdoor space for relaxation and entertainment. A generous paved patio extends from the house, offering a pleasant

seating area, with a pathway leading to an attractive garden cabin. The rest of the garden is laid to lawn, enclosed mainly by timber fencing, with gated access on the side.
The garden cabin serves as a home office, fully equipped with essential power and lighting. Natural light streams in through a glazed entrance door and a side window, enhancing the space.

Off-street parking

Double five-bar gates lead to a gravel driveway, offering convenient off-road parking for several vehicles.

Viewings

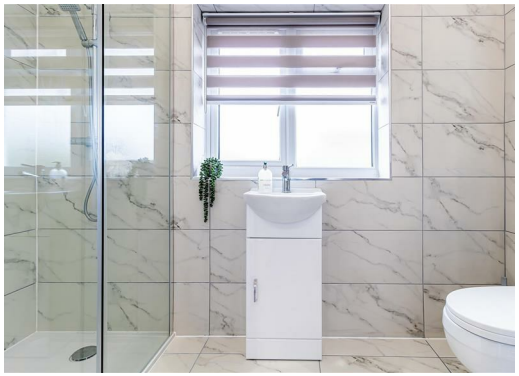
By appointment with the agents.

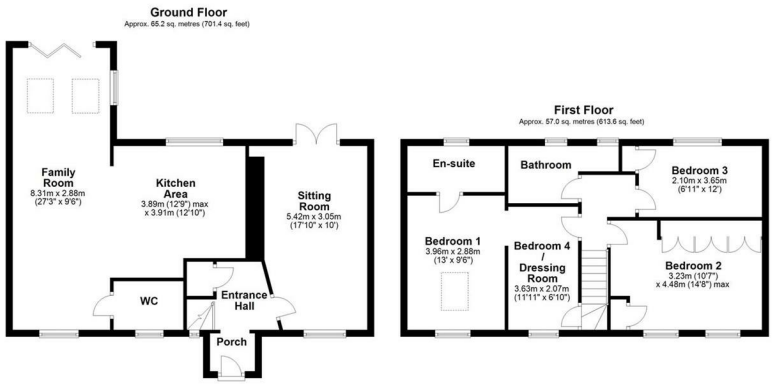
Special Notes

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.

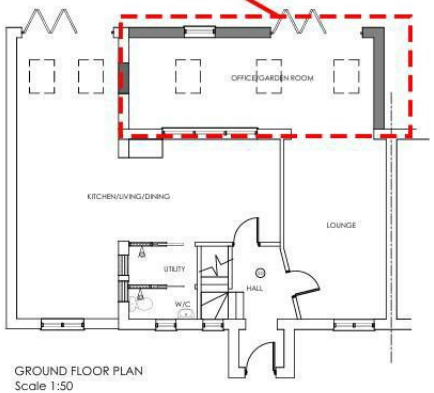
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



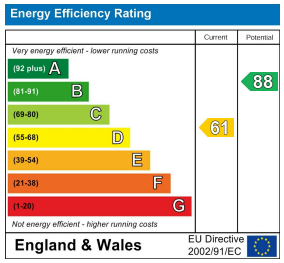


Total area: approx. 122.2 sq. metres (1314.9 sq. feet)

Planning permission granted for additional ground floor extension.



GROUND FLOOR PLAN
Scale 1:50



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