JAMIE WARNER
ESTATE AGENTS







41 Kings Meadow, Kedington, Suffolk, CB9 7NH

£235,000

- Popular Kedington village location
- Spacious sitting room
- Rear access to Garage
- Semi-detached bungalow
- Separate dining area
- Far reaching views
- Two bedrooms
- Enclosed rear garden
- Nicely presented throughout

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SPACIOUS TWO BEDROOM BUNGALOW IN POPULAR KEDINGTON WITH GENEROUS LIVING SPACE AND ENCLOSED REAR GARDEN & GARAGE

A well laid out two bedroom semi-detached bungalow in the popular village of Kedington.

The standout feature is the SPACIOUS SITTING ROOM WITH DINING AREA, creating a bright and comfortable main living space.

The property offers two bedrooms, a modern bathroom and a practical kitchen, all presented in clean and tidy order throughout.

Outside, there is an enclosed rear garden with decking and patio areas, along with rear access to a GARAGE.

Further benefits include DOUBLE GLAZING and GAS RADIATOR HEATING.

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Council Tax Band: B





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
A welcoming entrance space setting the tone for the home, with doors leading to all principal rooms.

Sitting Room
4.90m (16'1") x 3.42m (11'2")
A bright and spacious main living area, filled with natural light from large windows to two aspects. Offers excellent proportions for both lounge and seating arrangements, creating a comfortable and sociable space that flows naturally through to:

Dining Area
2.67m (8'9") x 2.40m (7'10")
A well-positioned dining space with pleasant outlook and ample room for a table and chairs, ideal for everyday dining or entertaining, seamlessly connected to the living space.

Kitchen
2.40m (7'10") x 2.13m (7')
A functional and well-laid-out kitchen fitted with a range of modern units and worktop space, incorporating stainless steel sink, space for appliances and plumbing for washing machine. Window to front provides natural light, making it a practical and bright working space.

Bedroom 1
3.53m (11'7") max x 3.18m (10'5")
A well-proportioned double bedroom, tastefully presented and enjoying a pleasant outlook, offering a calm and comfortable retreat.

Bedroom 2
2.64m (8'8") x 2.64m (8'8")
A versatile second bedroom, ideal as a guest room, nursery or home office, with good natural light.

Bathroom
Fitted with a clean and functional suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, complemented by tiled splashbacks and a heated towel rail.

Outside
The rear garden is designed for ease of maintenance whilst still offering a great space to enjoy. A generous raised decking area sits directly off the property, providing an ideal spot for seating and entertaining, overlooking the remainder of the garden.

Steps lead down to a lawned garden with a paved pathway running through to

a further patio seating area, perfectly positioned to make the most of the outlook. The garden enjoys an elevated feel with views across the surrounding area.

To the rear, a gate provides access via steps down to the residents' parking and garage area. A further gated side access leads to an enclosed section to the side of the property, which in turn connects through to the front 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.









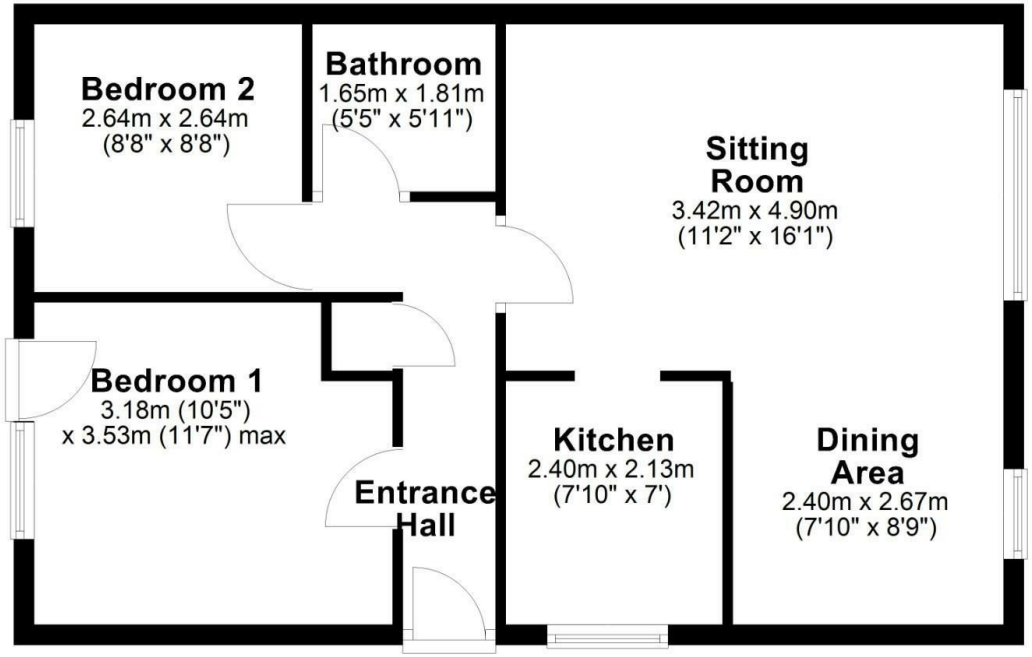




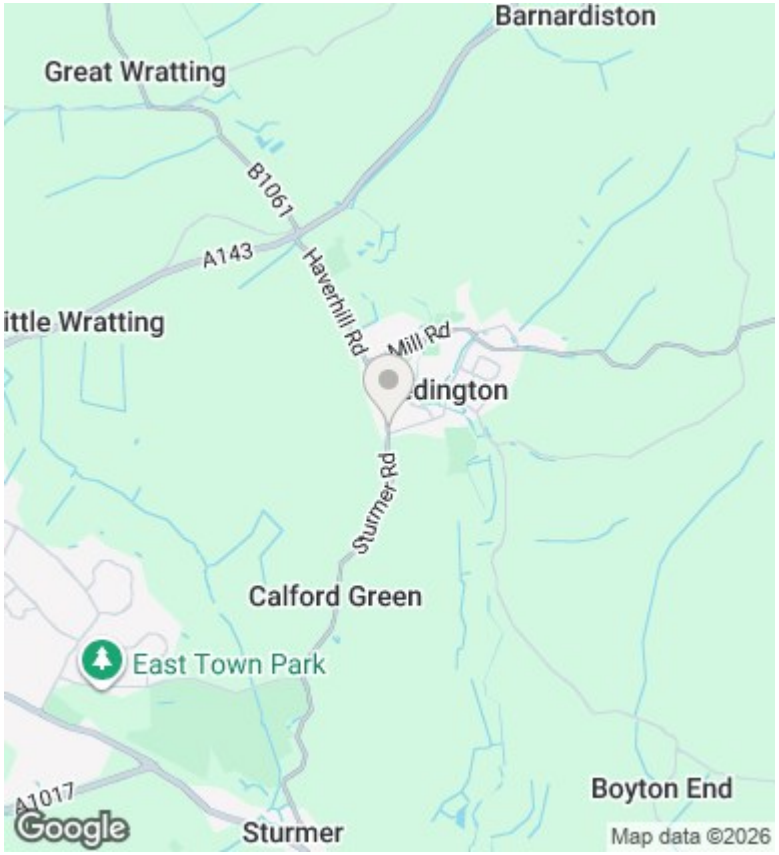


Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 52.8 sq. metres (567.9 sq. feet)

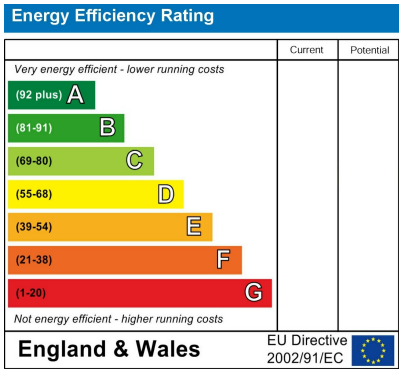


Directions

Viewings

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

Council Tax Band



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