



JAMIE WARNER  
— ESTATE AGENTS —



## 14 Westward Deals, Kedington, Haverhill, CB9 7PN

Guide Price £335,000

- Four Bedrooms
- First Floor Bathroom
- South Facing Rear Garden
- Double Glazing
- Stunning, Extended Kitchen/Family Room
- Downstairs Shower Room
- Popular Village Of Kedington
- Spacious Sitting Room
- Garage & Double Drive
- Gas Radiator Heating

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## 14 Westward Deals, Haverhill CB9 7PN

An exceptional home nestled within the popular village of Kedington. This stunning four bedroom property offers an abundance of space and comfort for a family. The extended, modern kitchen/family room is the heart of the home with its central island and breakfast bar, perfect for entertaining. Enjoy a modern bathroom suite as well as a convenient downstairs shower room to make morning routines easier. A spacious sitting room provides plenty of space to relax and overlooks a pleasant green. You'll also benefit from a south-facing rear garden, garage and double driveway.



Council Tax Band: C



## Kedington

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including a well regarded butchers, general store and further shops. There is a primary school, public house, doctor's surgery, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

### Entrance Hall

Radiator, vinyl tiled flooring, stairs to first floor, entrance door, storage cupboard, door to:

### Shower Room

Fitted with a three piece suite comprising a shower enclosure with fitted shower over and folding glass screen, vanity wash hand basin with mixer tap and low-level WC, radiator.

### Sitting Room

18'2" x 11'6"

Window to side, open fireplace set in stone built surround, radiator.

### Kitchen/Family Room

18'2" x 20'1"

Fitted with a matching range of base and eye level units with granite worktop space over, matching, island unit with cupboards, granite tops and breakfast bar, butler style sink unit with swan neck mixer tap, plumbing for washing machine and dishwasher, space for tumble dryer, space for American style fridge/freezer, 2x low level electric fan assisted ovens, five ring induction hob with extractor hood over, fitted eye level microwave/combi oven. window to side, three skylights, vinyl tiled flooring, french doors to garden, door to:

### Landing

### Bedroom

9'7" x 11'6"

Window to side, radiator.

### Bedroom

9'7" x 10'0"

Window to side, radiator, access to loft.

### Bedroom

8'3" x 10'0"

Window to side, radiator.

### Bedroom

8'3" x 8'9"

Window to side, radiator.

### Bathroom

Fitted with a three piece suite comprising a panelled bath with shower attachment over and mixer tap, pedestal wash hand basin, low-level WC, full height tiling to all walls, heated towel rail, window to front.

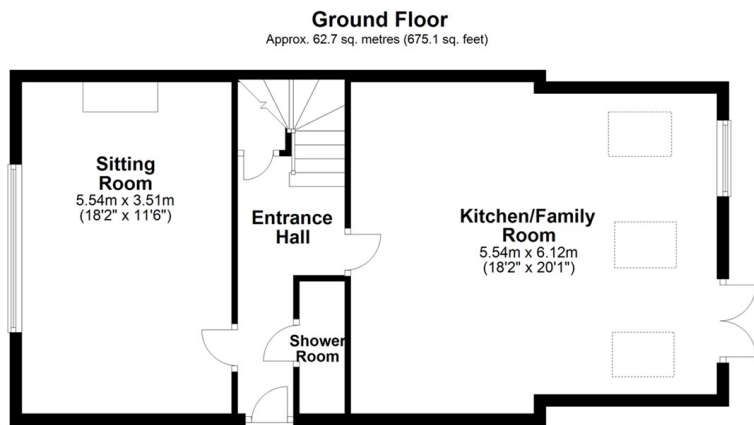
### Outside

The property enjoys a south-facing rear garden which is mainly laid to lawn. A timber decking area lies immediately from the house providing a pleasant area for seating. A gated access at the rear of the garden leads to the double drive. A personal door from the garden leads into the single garage.

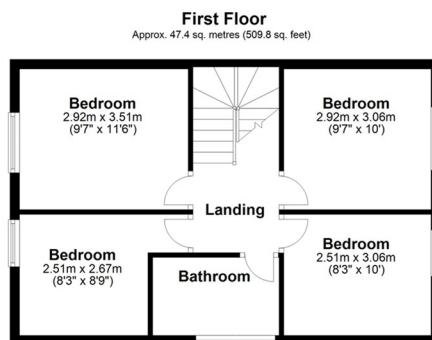
A further gateway at the side of the property leads to the lawned front garden and this is enclosed by a low brick wall.







Total area: approx. 110.1 sq. metres (1184.8 sq. feet)



## Viewings

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

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