JAMIE WARNER
ESTATE AGENTS

# Westward Deals, Kedington CB9 7PL

## Guide Price £410,000

- Four Bedrooms
- Bedroom With En Suite
- Garden Bar
- Extended Accomodation
- Spacious Sitting Room
- Dressing Area
- Garage & Off Road Parking
- Lovely Kitchen/Family Room
- Generous Garden
- Popular Village Location

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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# Westward Deals, Kedington, CB9 7PL

A unique and extended four bedroom detached family house located in the popular and well-served village of Kedington. The property enjoys a stunning, open plan kitchen/family room with bi-fold doors leading out to generous garden. Other benefits include a spacious sitting room, downstairs wc, main bedroom with dressing area and an en suite. There is also ample off-road parking and a garage to the rear.

4 2 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, suberb 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, Safrron 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

Entrance door, karndean flooring, storage cupboard, radiator, door to:

## WC

Window to rear, fitted with a two piece suite comprising a vanity wash hand basin with mixer tap and low-level, tiled splashback, radiator, karndean flooring.

## Sitting Room

18'2" x 10'6"
Window to side, feature fireplace with cast- iron wood burner, timber mantle over, radiator.

## Kitchen/Dining Room

28'8" x 10'11"
Fitted with a matching range of base and eye level units with granite effect worktop space over, 1+1/2 bowl stainless steel sink unit, space for range with extractor hood over, two windows to side, two radiators, karndean flooring, bi-fold doors to rear garden, door to:

## Utility Room

25'5" x 5'1"
Two skylights, door to rear courtyard garden, fitted wall and base units, plumbing for washing machine & dishwasher, wall mounted boiler

## Bedroom 4

9'10" x 9'8"
Window to side, window to rear, radiator.

## FIRST FLOOR

## Landing

Access to all rooms

## Bedroom 1

10'9" x 10'7"
Window to side, built-in cupboard, radiator, archway to:

## Dressing Area

8'3" (max) x 7'11"
Built-in cupboards with hang rails and shelving, alcove for dressing table, door to:

## En-suite

Fitted with a four-piece suite comprising a vanity wash unit with double sink units, both with mixer taps double shower enclosure with fitted power shower over enclosed by glass screen and low-level WC, shaver point, heated towel rail, window to rear, karndean flooring.

## Bedroom 2

10'11" x 8'11"
Window to rear, radiator.

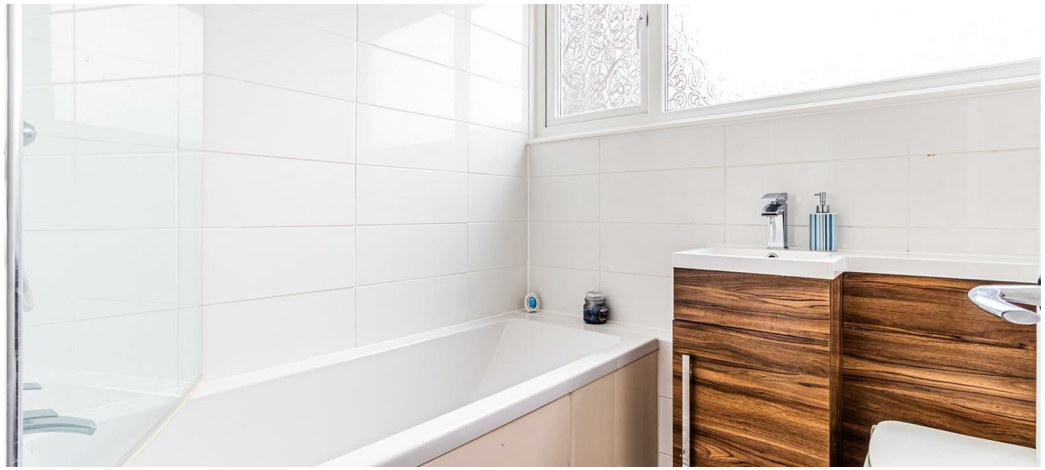
## Bedroom 3
10'11" x 8'10"
Window to front, radiator.

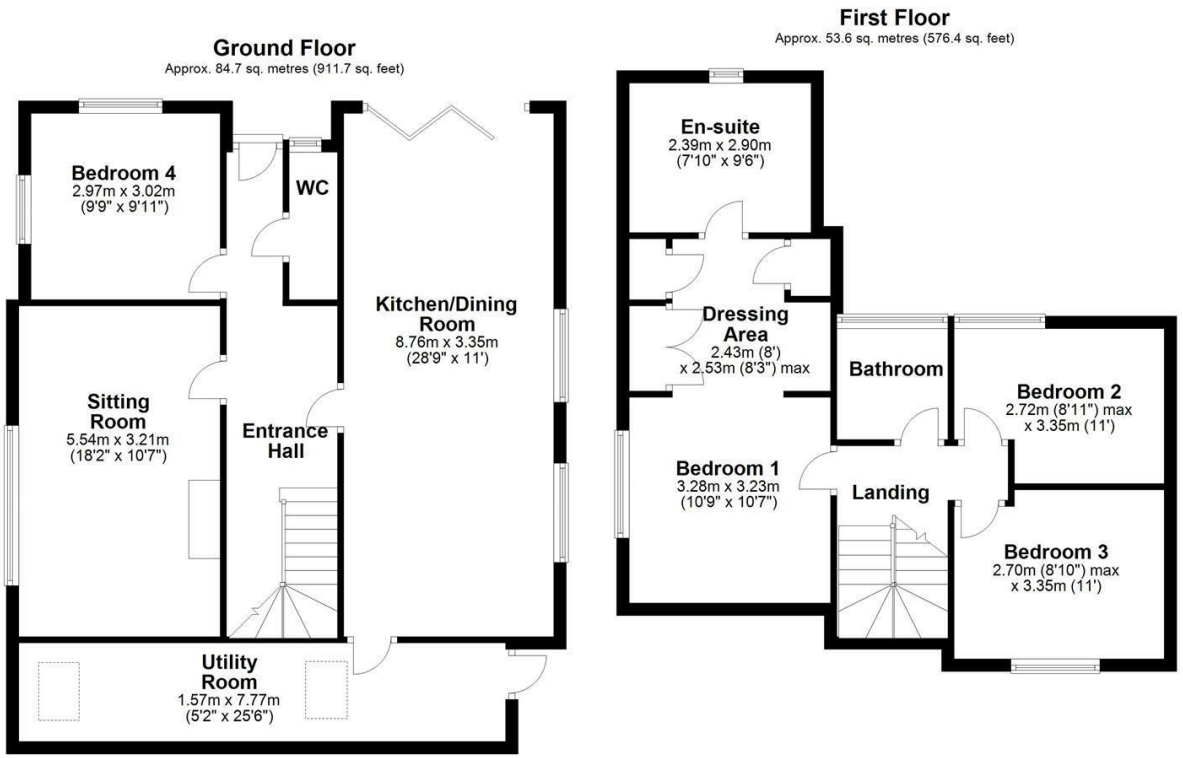
## Bathroom
Fitted with three piece suite comprising panelled bath panelled bath with independent power shower over and with glass screen, vanity wash hand basin with mixer tap and low-level WC, full height tiling to all walls

## Outside
The main garden has generous paved patio immediately from the kitchen/family room providing a pleasant area for seating. This leads to a timber decked area where there is an great garden bar enclosed on three sides. There is an external power socket. The remaining garden is laid to lawn and enclosed by timber fencing with a gated access.

There is a further courtyard garden to the rear of the property where there are a couple of sheds and gate giving access to the garage en bloc.

## Garage & Parking
A concrete driveway to the front of the property provides off road parking for three/four vehicles. A garage en bloc lies to the rear of the property.






Total area: approx. 138.3 sq. metres (1488.1 sq. feet)

## Viewings

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

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