



JAMIE WARNER
— ESTATE AGENTS —



13 Mill Road, Kedington, Suffolk, CB9 7NW

Guide Price £335,000

- Three Bedrooms
- Modern Bathroom Suite
- Landscaped Rear Garden
- Spacious Sitting Room
- Lovely Conservatory
- Ample Off-Road Parking
- Attractive Kitchen/Dining Room
- Convenient Downstairs WC
- Gas Radiator Heating

13 Mill Road, CB9 7NW

Discover your dream family home in the sought-after village of Kedington. This stunning three-bedroom, semi-detached property is designed with modern living in mind. From the moment you step inside, you'll be welcomed into a double aspect sitting room, bathed in natural light, creating a warm and inviting space for family gatherings. The heart of the home is undoubtedly the spacious kitchen/dining room, perfect for entertaining and everyday living. Additionally, the conservatory offers a serene retreat, overlooking the beautifully landscaped garden—a tranquil space to relax and unwind. The property boasts a shingled drive with ample parking, catering to all your family and guest needs.



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.

Entrance Hall

An entrance door opens to a welcoming hall with stairs leading to the first floor. Natural light floods in through a window, illuminating the space. A built-in cupboard provides convenient storage.

Sitting Room

17'8" x 10'0"

A generously sized sitting room featuring a front-facing window, radiator, and French doors leading to the conservatory.

Kitchen/Dining Room

17'8" x 9'9"

This kitchen/dining room features a matching range of base and eye level units with round edged worktops. It includes a 1+1/2 bowl stainless steel sink unit with a single drainer, plumbing for a washing machine, space for a fridge/freezer, an electric fan-assisted double oven, and a built-in four-ring ceramic hob with a pull-out extractor hood above. The room is well lit with a

window to the rear and two windows to the side, complete with a radiator and karndean flooring.

WC

Featuring a two-piece setup including a wall-mounted washbasin with a mixer tap and tiled splashback, along with a low-level WC. Two windows are situated on the side.

Conservatory

This charming conservatory features a half-brick and uPVC double-glazed structure, complete with uPVC double-glazed windows and triple-glazed polycarbonate roof. Adorned with tiled flooring, it boasts the convenience of power and lights connected. French doors lead to the enchanting rear garden, creating a perfect space for relaxation and enjoyment.

Landing

Bedroom 1

10'6" x 12'7"

The spacious main bedroom boasts a large window at the front, fitted triple wardrobes, additional built-in cupboard, and a radiator for cosy comfort.

Bedroom 2

12'0" x 6'8"

Features a window to the side and another to the front, bathing the room in natural light. Includes a radiator and a built-in storage cupboard, offering both comfort and functionality.

Bedroom 3

6'10" x 11'5"

Featuring a window with a lovely garden view, this room comes with a radiator and a convenient built-in storage cupboard.

Bathroom

Elegantly designed family bathroom featuring a three-piece suite with a panelled bath and separate shower, complemented by a mixer tap and glass screen. Enhancing the space is a vanity wash hand basin with a mixer tap and a low-level WC. Enjoy the convenience of a heated towel rail, two rear-facing windows allowing ample natural light, and stylish tiled flooring.

Outside

The rear garden boasts a spacious layout, ideal for families seeking entertainment or a delightful outdoor play area for children. It features a landscaped design with a sizeable patio adjacent to the house. The central lawn is complemented by an appealing raised flower bed crafted from railway sleepers. Enclosed by sturdy timber fencing, the garden ensures complete security, with a gate providing access to the front driveway.

Driveway and Parking

Access the driveway through double 5-bar timber gates, opening to a spacious shingle driveway offering ample parking space for multiple vehicles.

Viewings

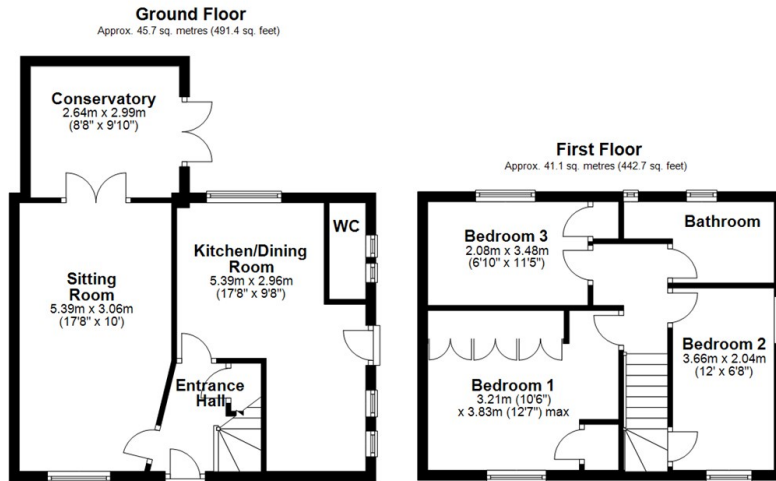
By appointment with the agents.

Special Notes

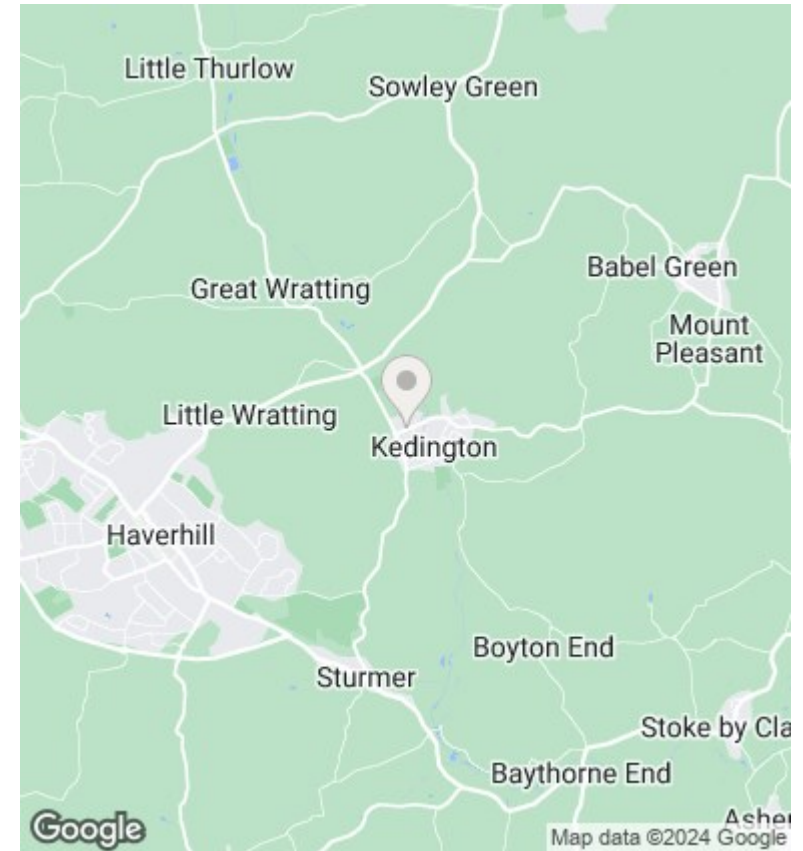
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 86.8 sq. metres (934.2 sq. feet)



Viewings

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

Council Tax Band C