



JAMIE WARNER
— ESTATE AGENTS —



16 St. Pauls Drive, Kedington, Haverhill, CB9 7HS

£410,000

- Spacious four-bedroom detached home
- Bright lounge with French doors to garden
- Large driveway with EV charger
- Short walk to local school
- Master bedroom with en-suite
- Tandem garage, currently a gym
- Modern kitchen/diner with appliances
- Versatile study for home working
- Private garden with patio & lawn

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A beautifully presented four-bedroom detached family home, situated in the sought-after village of Kedington and within walking distance of a well-regarded primary school. This spacious property features a modern kitchen/diner with integrated appliances, a separate utility room, a bright lounge with French doors to the rear garden, and a versatile study. Upstairs, the master bedroom benefits from built-in wardrobes and an en-suite, complemented by three further well-proportioned bedrooms and a contemporary family bathroom.

The property boasts excellent kerb appeal with a large driveway, an electric vehicle charging point, and a tandem garage currently utilised as a gym. The private rear garden provides a perfect space for outdoor dining and family life, with a paved patio, raised decking, and a generous lawn. An ideal home for modern family living.



Council Tax Band: E



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.

Welcome to this exceptional family home, perfectly situated in the heart of the desirable village of Kedington. Just a short walk from the well-regarded local primary school, this property offers everything a modern family could need, combining spacious living areas, a generous garden, and ample parking. The property stands out with its impressive kerb appeal, featuring a large driveway providing plenty of off-road parking, complete with an electric vehicle charging point. The tandem garage, currently utilised as a gym, adds further versatility to the home.

Enter through a warm and inviting hallway that perfectly introduces the rest of the home. The ground floor boasts a convenient cloakroom and a flexible study, ideal for home working or as a playroom. The lounge is a bright and airy space, enhanced by a charming bay window and French doors that open onto the rear garden.

At the heart of the home lies a modern and stylish kitchen/diner, equipped

with an excellent range of units, integrated appliances, and plenty of workspace. A separate utility room provides additional storage and a handy side door leading to the garden.

Upstairs, the property continues to impress. The master bedroom features built-in wardrobes and an en-suite shower room for added comfort. Three further well-proportioned bedrooms ensure plenty of space for the whole family, all served by a contemporary family bathroom.

The rear garden is a sunny and private retreat, perfect for family life and entertaining. It includes a paved patio area for outdoor dining, a raised decking area, and a large lawn ideal for children to play. Gated access to the driveway adds an extra practical touch.

This charming home offers the perfect mix of practicality, style, and location, making it an ideal choice for families.

Room Dimensions:

Entrance Hall

WC

Study/Playroom: 9' 4" x 8' 5" (2.87m x 2.59m)

Lounge: 15' 5" x 10' 11" (4.72m x 3.33m)

Kitchen/Diner: 20' 11" x 9' 8" (6.38m x 2.97m)

Utility Room: 7' 8" x 4' 7" (2.34m x 1.42m)

First Floor:

Master Bedroom: 11' 3" x 11' 1" (3.43m x 3.4m)

En-suite

Bedroom Two: 12' 2" x 9' 10" (3.71m x 3.0m)

Bedroom Three: 10' 7" x 9' 4" (3.23m x 2.87m)

Bedroom Four: 10' 7" x 9' 4" (3.23m x 2.87m)

Family Bathroom

Viewings

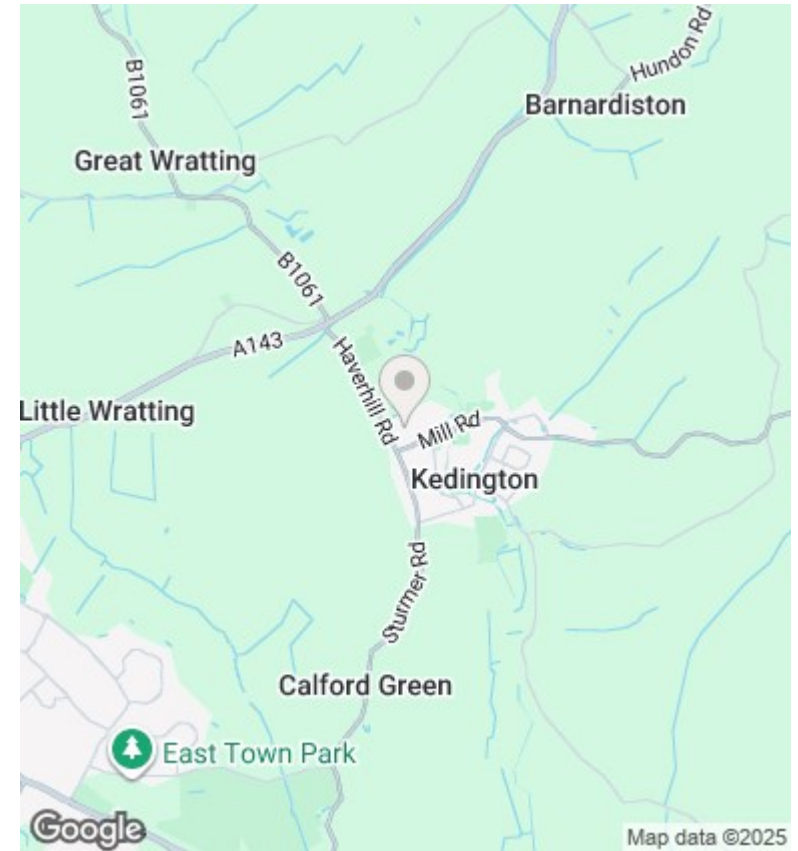
By appointment with the agents.

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.







Directions

Viewings

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

Council Tax Band

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |