



JAMIE WARNER
— ESTATE AGENTS —



5 Barton Drive, Kedington, Haverhill, CB9 7PS

Guide Price £265,000

- Charming two-bedroom semi-detached bungalow
- Fitted kitchen with practical layout
- Front and rear gardens for outdoor enjoyment
- Located in the popular village of Kedington
- Conservatory offering additional living space
- Garage and generous driveway for parking
- Spacious sitting room for relaxation and entertainment
- Wet room for easy accessibility
- No onward chain

5 Barton Drive, Haverhill CB9 7PS

A charming two-bedroom semi-detached bungalow in the popular, well-served village of Kedington. This property features a spacious sitting room, a fitted kitchen, a conservatory, and a wet room. Outside, you'll find a pleasant front and rear garden, a garage, and a generous driveway. With double glazing, gas central heating, and no onward chain, this home offers comfortable living in a fantastic location.



Council Tax Band: B



Hall

The entrance door opens into a spacious hallway featuring a built-in storage cupboard and providing access to all rooms.

Sitting Room

12'2" x 12'2"

A generously sized sitting room featuring a rear-facing window with views of the garden, a charming brick-surround fireplace as the focal point, and a radiator for added comfort.

Kitchen

7'0" x 11'3"

Equipped with a coordinated selection of base and eye-level units, this kitchen features sleek, rounded-edge worktops and a 1.5-bowl sink with a single drainer and mixer tap. It includes plumbing for a washing machine, space for a fridge, an integrated electric fan-assisted oven, and a built-in four-ring electric hob with an extractor hood above. A rear-facing window allows natural light to brighten the space, complemented by a radiator and a wall-mounted gas combination boiler providing both heating and hot water. A door conveniently leads to the conservatory.

Conservatory

Constructed with UPVC double glazing, featuring wooden flooring and charming French doors that open onto the garden.

Bedroom 1

10'10" x 12'2"

The main bedroom is a spacious double room, featuring a front-facing window that fills the space with natural light and a radiator for comfort.

Bedroom 2

9'9" x 8'0"

Bedroom 2, while smaller than the first, is a comfortable double room

featuring a front-facing window that fills the space with natural light. It also includes a radiator for comfort.

Wet Room

Equipped with fitted electrics, a pedestal wash hand basin, and a low-level WC, complemented by tiled splashbacks, a side window, and a radiator.

Outside

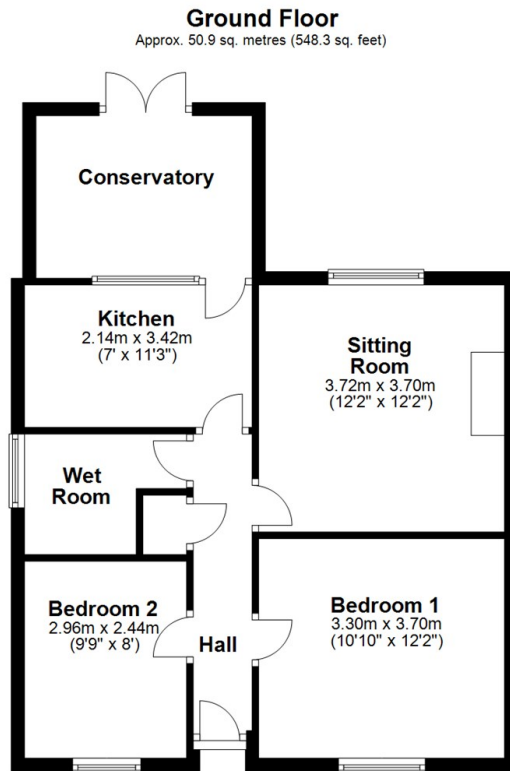
The rear garden is primarily laid to lawn and enclosed by timber fencing, offering privacy and a neat appearance. A pathway runs alongside the property, providing access to the single garage via a personal door. Further along, a gate leads to the front of the property. The front garden is also laid to lawn, complementing the overall outdoor space.

Garage & Drive

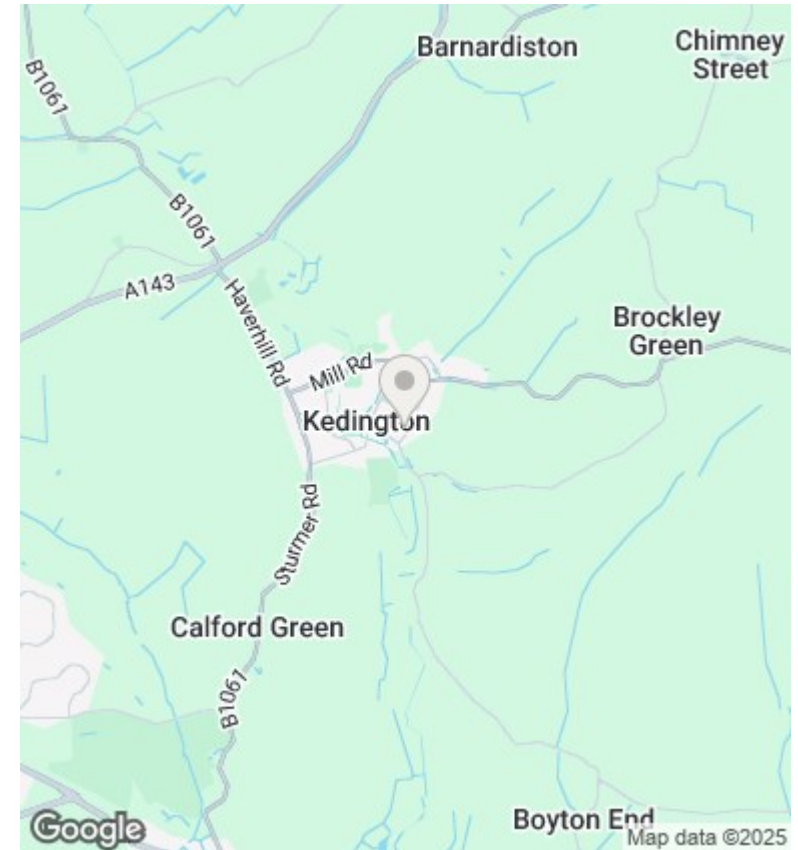
A paved driveway leads to a single garage, offering off-road parking for up to three vehicles. The garage features a convenient twin side opening doors for easy access. A personal door leads to the rear garden.







Total area: approx. 50.9 sq. metres (548.3 sq. feet)



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	