JAMIE WARNER
– ESTATE AGENTS –

5a Mill Road, Kedington, Haverhill, CB9 7NW

Guide Price £325,000

- Three Bedrooms
- En Suite To Main Bedroom
- Off-Road Parking
- Modern Kitchen/Dining Room
- Attractive Bathroom Suite
- Development Of Only Four Properties
- Spacious Sitting Room
- Private West Facing Garden
- Popular Village Of Kedington

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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5a Mill Road, Haverhill CB9 7NW

This stunning semi-detached house with three generous bedrooms is located in the charming and well-served village of Kedington, forming part of a delightful small-scale development comprising only four houses. The property boasts a contemporary kitchen/dining room equipped with integrated appliances, along with a spacious sitting room that opens up to a wonderful west-facing garden' The property also features a convenient downstairs WC, a modern family bathroom, and an en suite. In addition, it offers off-road parking for two cars, enhancing its overall appeal and practicality.

3 2 1 C

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.

GROUND FLOOR

Entrance Hall

Radiator, stairs to first floor, door to:

WC

Obscure window, suite comprising WC, wash basin, radiator.

Kitchen/Dining Room

14'8" x 7'8"

Double glazed window to front & door to side. A generous range of base & eye level units with worktops over, inset sink & drainer. Integrated oven with gas hob above & extractor hood over. Integrated dishwasher. Space & plumbing for washing machine & fridge/freezer. Radiator.

Sitting Room

15'7" x 14'5"

Double glazed window to side & rear, French doors to rear, two radiators. Under stair cupboard

FIRST FLOOR

Landing

Loft access, door to:

Bedroom 1

11'11" x 9'11"

Two double glazed windows to front, cupboard, radiator, door to:

En Suite

Comprising shower cubicle, WC, wash basin, heated towel rail.

Bedroom 2

10'2" x 9'0"

Double glazed window to rear, radiator.

Bedroom 3

9'11" x 6'0"

Double glazed window, radiator.

Family Bathroom

Double glazed window to side aspect. Suite comprising panel bath, WC, wash basin, radiator.

Drive and Parking

The house is nestled on a secluded private drive, hidden behind lush hedges and trees, exclusively serving just four properties. Conveniently, there are two allocated parking spaces right across from the house.

Outside

The property features a delightful west facing rear garden, boasting pleasant lawn adorned by a dense, mature hedge that ensures excellent privacy. Adjacent to the house, there is a spacious patio, providing a perfect spot for relaxation and entertaining. The patio extends around the side of the house, offering an ideal area for discreetly storing garden essentials. With a convenient access door leading to the kitchen and a gate for entry from the front, this outdoor space is both functional and enticing.

Viewings

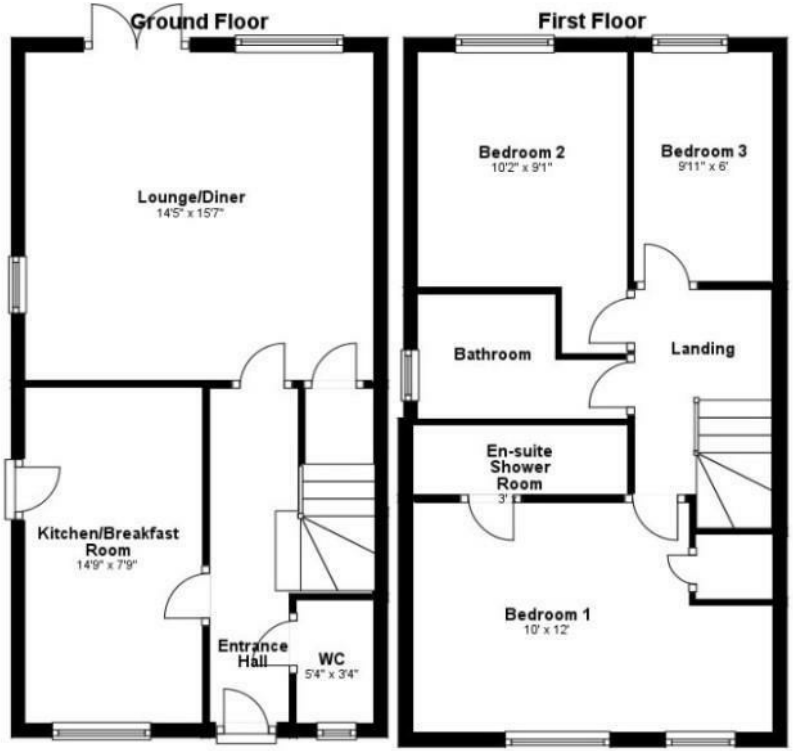
By appointment with the agents.

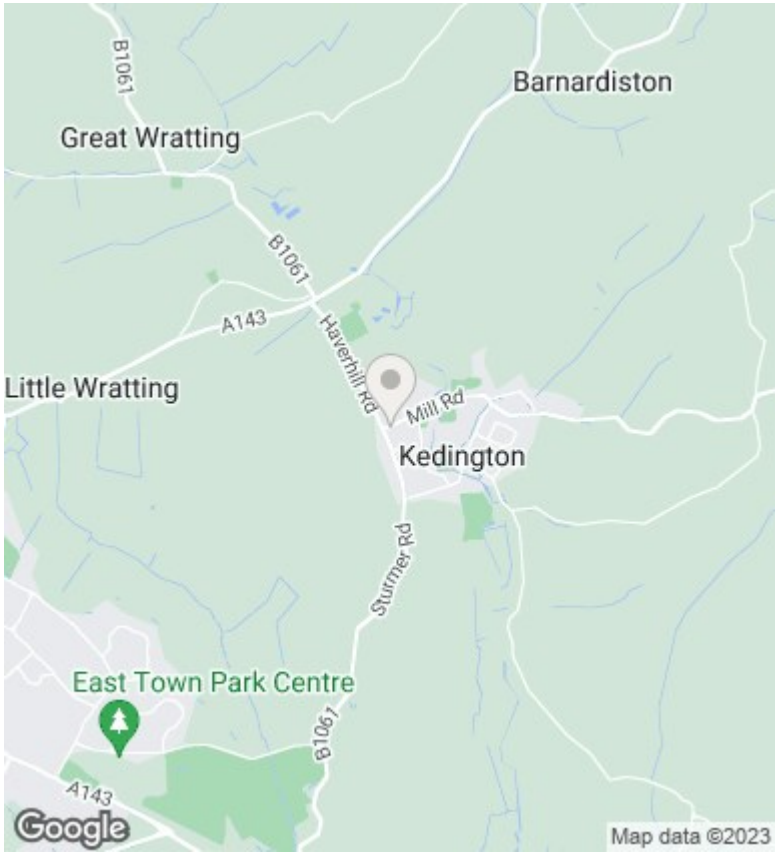
Special Notes

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.





Viewings

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

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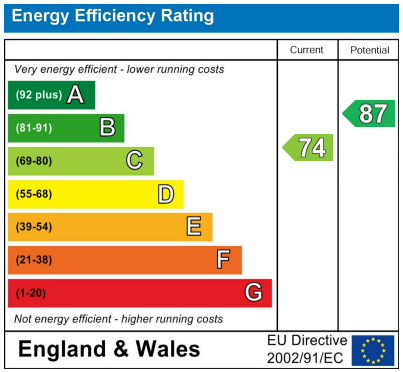

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