JAMIE WARNER
– ESTATE AGENTS –

4 Saints Walk, Kedington, Haverhill, CB9 7HU

Guide Price £435,000

- Four Generous Bedrooms
- Bay Fronted Sitting Room
- Popular Village Of Kedington
- Two Bedrooms with En Suite & Dressing Rooms
- Utility Room
- Garage & Parking
- Stunning, Open Plan Kitchen/Family Room
- Modern Family Bathroom
- Pleasant Gardens

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The Landguard, designed by the esteemed Bloor Homes developers, is a stunning four-bedroom detached family home located in the popular village of Kedington. It boasts a spacious sitting room and a superb open-plan kitchen, family, and dining area, along with a utility room. The first floor features a family bathroom and three generously sized bedrooms, one of which includes a dressing room and en suite facilities. The entire second floor is dedicated to a fantastic principal suite, complete with its own dressing room and en suite bathroom. Positioned proudly at the edge of the development, this property also benefits from a garage and off-road parking.

4 3 1 B

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.

Entrance Hall

The entrance door opens to a warm and welcoming hall featuring a radiator. Stairs lead to the first floor, while doors provide access to all the rooms on the ground level.

WC

Equipped with a two-piece suite that includes a pedestal wash hand basin featuring a mixer tap and a tiled splashback, along with a low-level WC. The space is complemented by a radiator and elegant tiled flooring.

Sitting Room

20'0" x 10'11"

A spacious sitting room featuring a bay window on the side and a front window that floods the area with natural light, complemented by two radiators.

Kitchen/Dining Room

20'4" x 17'9"

This beautifully appointed space features a cohesive set of base and eye-level units, complemented by ample worktop space. It includes a 1.5 bowl sink unit with a single drainer and mixer tap, an integrated fridge/freezer, and a dishwasher. The fitted eye-level electric fan-assisted double oven and built-in four-ring ceramic hob with an extractor hood add both functionality and style. Natural light floods in through windows at the front and side, while two radiators ensure warmth. The room boasts elegant tiled flooring and leads out to the garden through charming French doors, with an additional doorway providing access to:

Utility Room

7'6" x 4'7"

Equipped with complementary base and eye-level units, this space features a worktop, plumbing for a washing machine, room for a tumble dryer, a radiator, and stylish tiled flooring.

FIRST FLOOR

Landing

Stairs to second floor, doors to all rooms.

Bedroom

12'2" x 11'1"

This spacious double bedroom features a front-facing window and a radiator, along with the added benefits of a dressing room and a separate en suite bathroom.

Dressing Room

7'10" x 7'7"

The room features a side window and fitted wardrobes with sliding mirrored doors, offering generous storage and hanging space, along with a radiator.

En Suite

Featuring a three-piece suite, including a wall-mounted wash basin with a mixer tap, stylish tiled splashbacks, a mirror with a shaver point, and a tiled double shower enclosure equipped with a fitted shower and glass screen. Additional amenities include a low-level WC, a heated towel rail, and elegant tiled flooring.

Bedroom

13'2" x 9'6"

A spacious double bedroom featuring a side window and a radiator.

Bedroom

10'7" x 10'1"

Like the other bedrooms on this floor, this is another double bedroom featuring a front-facing window and a radiator.

Family Bathroom

This bathroom features a three-piece suite that includes a panelled bath with a hand shower attachment and mixer tap, a wall-mounted wash hand basin with a mixer tap, tiled splashbacks, a mirror with a shaver point, and a low-level WC. Additional highlights include a heated towel rail, a window at the front, and elegant tiled flooring.

SECOND FLOOR

Landing

Window to front, door to:

Bedroom

14'10" 10'11"

A generous double bedroom with a Window to front, window to rear, radiator.

Dressing Room
8'11" x 6'6"
A front-facing window, a storage cupboard, and sliding mirrored doors leading to fitted wardrobes.

En Suite
This bathroom features a three-piece suite that includes a wall-mounted wash basin with a mixer tap and tiled splashbacks, a tiled shower enclosure equipped with an electric shower and a glass screen, and a low-level WC. Additional highlights include a heated towel rail, a window overlooking the rear, and elegant tiled flooring.

Outside
The rear garden features a charming paved patio, creating an inviting seating area. This patio seamlessly transitions to the main section of the garden, which is beautifully laid to lawn. Enclosed by a six-foot red brick wall and timber fencing, the garden also includes gated access to the side.

Garage & Drive
A single garage is located at the rear of the property within the residents' parking area. It features an up-and-over door and roof storage space, along with a tarmac parking space for convenience. Notably, this garage is larger than a standard single garage.

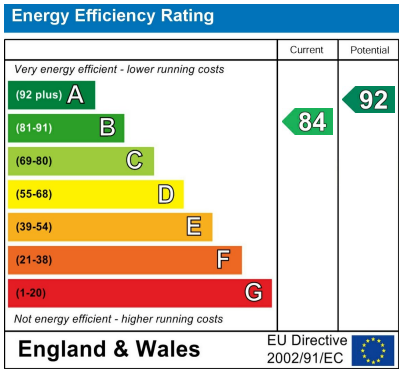
Management charge
Two payments a year of £78.95 each. Charged to all residents for maintenance of communal areas.

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

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Council Tax Band E

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