



9 Kennett Cottages

Herringswell Road, Kennett, CB8 7QH

Guide Price £399,950



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KENTFORD

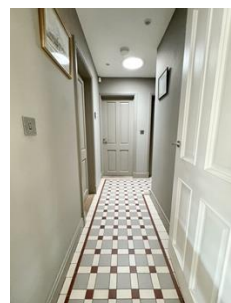
Kentford is a small village on the border of Cambridgeshire and Suffolk. It is located just off the A14 with access to the nearby towns of Newmarket and Bury St Edmunds. It is also served by nearby Kennett railway station which runs from Ipswich to Ely and Cambridge and links to the mainline to London stations. Stansted airport is approximately a 40-minute drive away.

Description

Well-presented and deceptively spacious 3 bed semi-detached bungalow which has been extensively renovated and improved by the present owners. The accommodation benefits from single garage and driveway, oil fired underfloor heating, double glazing, ensuite, cloakroom, utility room, refitted kitchen, living room with vaulted ceiling and well landscaped rear garden overlooking open countryside.

Entrance Porch

Attractive tiled floor. Double glazed window to the side aspect. Ceiling light point. Double Multi-paned doors to the Living/Dining area.



Living/Dining Room - 7.01m x 5.31m (23'0" x 17'5")

Spacious living area with a vaulted ceiling. Double glazed window to the front aspect. Double glazed bi-fold doors to the rear garden with sliding shutters. Feature fireplace with solid fuel burner on a raised tiled hearth. TV point. High-level air-conditioning unit. Underfloor heating control. Door to inner hall. Double multi-paned doors to the Kitchen.

Kitchen/Breakfast Room - 5.49m x 3.25m (18'0" x 10'8" plus 7'7" x 6'7")

Lobby area is approximately 7'7" x 6'7". Two double glazed windows to the rear garden. Underfloor heating control. Tiled floor. opening to Kitchen. Main kitchen area has a range of refitted units at base and wall level, with inset butler sink & mixer tap. Quartz effect work surfaces. Tiled flooring. Double glazed window and double-glazed patio doors to the rear garden. Vaulted ceiling with two double glazed Velux windows. Space for Range cooker. Ceiling fan. Six pendant light points. Air conditioning unit. Space for dishwasher. Space for fridge. Multi-paned door to :

Utility Room - 3.25m x 1.73m (10'8" x 5'8")

Multi-paned double-glazed door to the side aspect. Work surface with cupboard under and spaces for automatic washing machine and tumble dryer. Wall cupboards. Built-in double cupboard to corner. Access to loft space. Tiled floor. Door to:

WC - 2.08m x 0.89m (6'10" x 2'11")
Low level WC. Wash basin. Tiled flooring.
Tiled splash areas. Extractor. Spotlights.

Inner Hall

Attractive tiled floor. Light tunnel to ceiling.
Underfloor heating control. Access to loft
space. Ceiling spotlights. Mains wired fire
alarm.

Bedroom 1 - 4.09m x 3.25m (13'5" x 10'8")
Vaulted ceiling. Two double glazed windows
and 2 double glazed Velux windows to the
side aspect. Air conditioning unit. Underfloor
heating control. Door to:

Ensuite - 2.06m x 1.57m (6'9" x 5'2")
Fully tiled. Wall hung WC and wash basin.
Double width walk -in shower. Heated towel
rail. Extractor. Light tunnel. Mirror with lights

Bedroom 2 - 3.51m x 2.72m (11'6" x 8'11")
Double glazed window to the front aspect.
Ceiling light point. Underfloor heating control.

Bedroom 3 - 3.51m x 2.62m (11'6" max x 8'7")
Double glazed window to the front aspect.
Ceiling light point. Underfloor heating control.
telephone point.

Bathroom - 2.06m x 1.91m (6'9" max x 6'3")
Fully tiled. Low level WC. Pedestal wash basin.
Mirror with lights. Spotlights to ceiling. Light
tunnel. heated towel rail. Panelled bath with
shower attachment & screen over. Extractor.

Outside

The frontage has an area of stone chippings
providing off-road parking for three/four vehicles
and a detached single garage with power and
light. There is a polycarbonate Oil Tank, timber
fencing, secure bike storage and log store and
access to the side leading to the rear garden.
The well landscaped rear garden is split level
and laid mainly to lawn with mature flower and
shrub borders, greenhouse, timber garden
shed, pergola over a circular patio area,
landscaped pond, air conditioning unit and a
further patio area adjacent the living room.





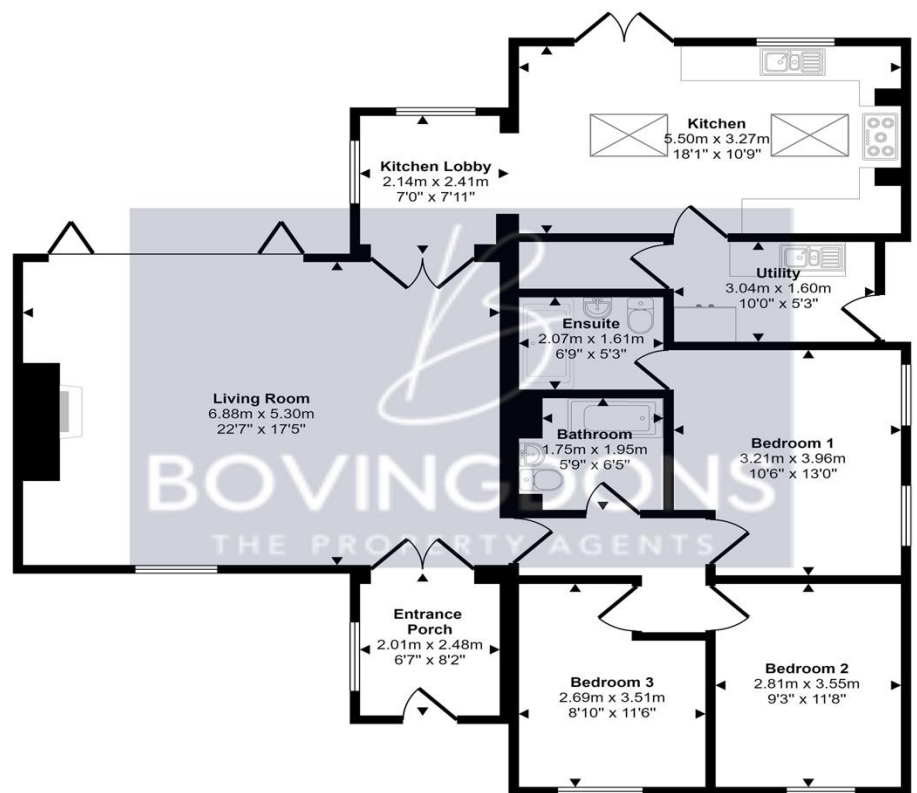
Property Information

Local Council is East Cambridgeshire District Council
 Council Tax Band is B.
 Fibre Broadband to house and Cat 5 wiring.
 CCTV and burglar alarm.
 Mains water and electricity Septic tank sewerage.
 Oil fired underfloor heating & Air Conditioning.
 No restrictive covenants, wayleaves, easements or rights of way.



Floor Plan

Approx Gross Internal Area
 120 sq m / 1297 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.