



Kent Road, Lackford, Bury St. Edmunds

Sheridans



Kent Road, Lackford, Bury St. Edmunds IP28 6HP

Offers Over £440,000

Detached 3 bedroom family home offering light and airy accommodation with pretty gardens situated in a delightful setting overlooking Lackford lakes.

Built about 50 years ago and much updated and improved in more recent years for the current owners, this well presented detached house enjoys a lovely quiet setting close to countryside walks and conveniently positioned for Bury St Edmunds, Newmarket and access to Cambridge.

Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to the cloakroom. The dual aspect sitting room is a comfortable reception room with wood-burner, engineered oak flooring and sliding glass doors opening to the rear gardens.

The open plan kitchen/dining room is an ideal space for entertaining, fitted with an excellent range of modern units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by built in appliances and sliding glass doors leading to the conservatory, offering delightful views of the rear gardens. Situated off the kitchen is a useful side hall, utility and door to rear garden.

Stairs rise from the entrance hall to the first floor landing, providing access to the three bedrooms and bathroom. The principal bedroom is a particularly spacious dual aspect

room with fitted wardrobes and en-suite shower room. From this room lovely views are afforded across countryside. The family bathroom serves the remaining two bedrooms and completes the accommodation.

Outside

The house is approached along a shingle and block driveway providing plenty of vehicle parking and access to the garaging with EV charger point and with adjoining utility room to the rear. Side access leads to the enclosed rear gardens which are mostly laid to lawn and stocked with numerous shrubs, trees and flowering plants. There are well stocked flower borders, a gate to a path leading to countryside walks and adjoining the rear of the house is a paved terrace, creating an ideal area for outdoor entertaining.

Location

The house enjoys a delightful setting near to open countryside leading to a wildlife area. Lackford is a pretty village situated approximately 7.2 miles from the historic market town of Bury St Edmunds and the excellent range of facilities this beautiful market town has to offer.

Directions

When entering Lackford from the direction of Bury St Edmunds, take the second right into Old Bury Road and then left into Kent Road, where the property will be found further on the right hand side.

what3words ///weary.thickens.requests

- Well presented detached family home in delightful setting
- Ample parking, garaging and EV charging point
- Charming well stocked gardens
- Stones throw from countryside walks and overlooking Lackford Lakes
- Convenient for Bury St Edmunds/Newmarket
- Sitting room with wood-burner and oak floor
- Refitted kitchen/dining room
- Conservatory, utility, cloakroom
- Principal bedroom with en-suite
- Two remaining bedrooms, family bathroom

Services/agents note

Agents note; Understood to have been re-roofed 2022 Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax Band D

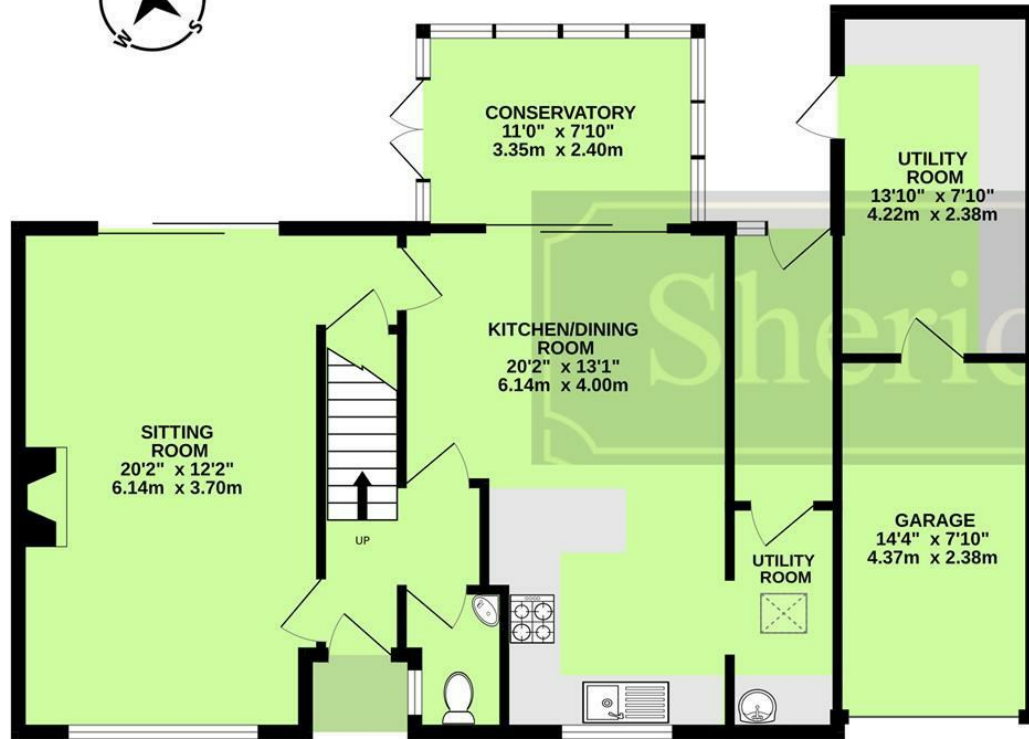
Broadband speed: Up to 68 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

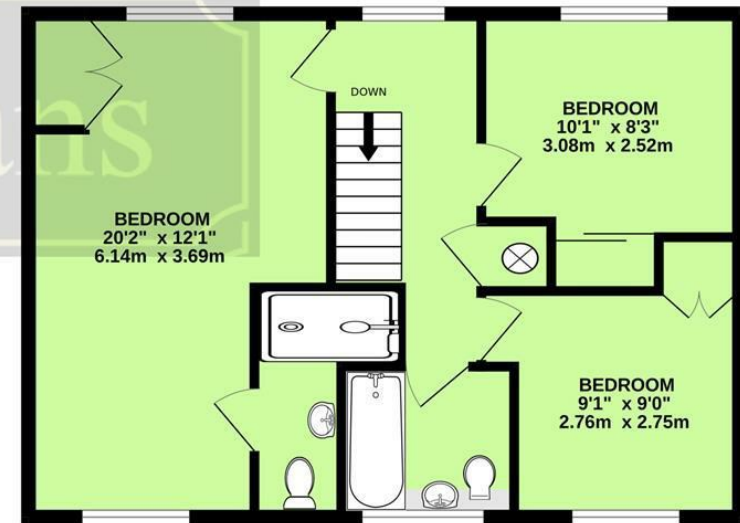


GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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