



Kings Meadow, Kedington, CB9 7NH

**CHEFFINS**

## Kings Meadow

Kedington,  
CB9 7NH

A well presented three bedroom semi detached property occupying an elevated position within the desirable village of Kedington. The property is benefitted by an open plan kitchen/diner, re-fitted bathroom suite, single garage and driveway. (EPC Rating C)

### LOCATION

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including a well regarded butchers, general store and further shops. There is a primary school, public house, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

3 1 1

Guide Price £305,000





## GROUND FLOOR

### ENTRANCE HALL

Window to front, stairs to first floor, understairs storage cupboard, doors to:

### LIVING ROOM

Window to front, radiator, open to:

### KITCHEN/DINER

Fitted base and eye level units, electric oven, 4 ring gas hob with extractor over, plumbing for dishwasher, space for fridge/freezer, space for tumble dryer, door to storage cupboard with plumbing for washing machine, window to rear, door to rear garden.

## FIRST FLOOR

### LANDING

Storage cupboard, doors to:

### BEDROOM ONE

Window to front, radiator, two double wardrobes.

### BEDROOM TWO

Window to rear, radiator, two wardrobes.

### BEDROOM THREE

Window to front, radiator, storage cupboard.

### BATHROOM

Three piece suite comprising corner bath with shower over, pedestal hand wash basin, low wc, heated towel rail, obscure window, extractor fan.

## OUTSIDE

Low maintenance rear garden with a decked area for seating to the side. The garden is predominantly shingle, with a workshop/outbuilding to the rear. Enclosed by timber fencing, access gate to front of the property.

## PARKING

Single garage en bloc, with up and over door, parking space in front.

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

**VIEWINGS** By appointment through the Agents.

**SPECIAL NOTES** 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.



## Approximate Gross Internal Area 874 sq ft - 82 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 437 sq ft - 41 sq m

First Floor Area 437 sq ft - 41 sq m

Garage Area 139 sq ft - 13 sq m

Outbuilding Area 81 sq ft - 8 sq m



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

Guide Price £305,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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