

Barton Grove, Kedington, CB9 7PT

CHEFFINS

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Offers In Excess Of



- Village Location
- Generous Garden Space with Outbuildings and Storage
- Modern Ground Floor and First Floor Shower Rooms
- Three Well Appointed Bedrooms
- Off Road Parking for Multiple Vehicles
- Electric Vehicle Charging Point
- Freehold
- EPC Rating TBC

A beautifully presented and extended three bedroom, semi detached property located in the sought after village of Kedington. Providing off road parking for multiple vehicles with an electric vehicle charging point to the front, generous gardens with versatile outbuildings and two modern shower rooms. (EPC Rating TBC)









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.

GROUND FLOOR

ENTRANCE HALL
Double-glazed doors to the front with two glazed windows on either side, Karndean flooring, radiator, and stairs leading up to the first-floor landing.

LIVING/DINING ROOM
24'4 x 10'6
Open-plan space featuring matching Karndean flooring throughout. Includes a large double-glazed window to the front with built-in shutter blinds, a wood-burning stove with a wood-effect mantelpiece, radiator.

DINING AREA
Open-plan from the living room, featuring wall panelling, radiator, French doors opening onto the rear garden, and a serving hatch opening through to the kitchen.

KITCHEN
10'10 x 8'1
Range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink with mixer tap, large double-glazed window. Equipped with space and plumbing for appliances, inset spotlights, radiator, Karndean flooring, large under-stairs storage cupboard.

REAR LOBBY/UTILITY AREA
7'5 x 4'5
Space for a tumble dryer under base units, storage cupboard. Features matching Karndean flooring, double-glazed window to the side, and a double-glazed door opening through to the garage area.

SHOWER ROOM
Newly installed with matching Karndean flooring. Three piece suite comprising a low-level WC, vanity wash hand basin, shower enclosure, radiator, double-glazed window to the side.

FIRST FLOOR

LANDING
Double-glazed window to the side. Built-in storage cupboard and a separate airing/storage cupboard. Access to the loft above the landing, housing the gas combination boiler.

BEDROOM ONE
11'3 x 10'6
Double-glazed window to the rear, fitted wardrobe, radiator.

BEDROOM TWO
10'5 x 10'4
Double-glazed window to the front, fitted wardrobe, radiator.

BEDROOM THREE
7'2 x 6'9
Double-glazed window to the front, radiator.

SHOWER ROOM
Three piece suite comprising low-level WC, his-and-hers vanity wash hand basins, large walk-in shower with gold-effect fittings and a rainfall-style showerhead. Finished with inset spotlights, Victorian-style tiled flooring, and a gold-effect heated towel rail (matching the sink taps).

OUTSIDE
Patio & Main Lawn: Ornate paved seating area, mature flowerbed borders, laid shingle, and a laid lawn with mature hedgerows and shrubs. Includes a large log store.

Middle Section: Raised lawn area accessed via a pathway, with a further curved path leading to gated access.

Rear Section: Private seating area mainly laid to shingle with a raised decking area, small bar setup, and an additional large log store.

Workshop: Accessed via a large double-glazed doorway. Features a double-glazed window to the rear, power and light connected. Ideal for an home business, workshop, hobby area, or external gym.

Outbuilding: Utilized as a dedicated storage area.

Summer House / Garden Office: Situated behind the storage area, featuring patio doors to the rear, a vaulted-style ceiling, and power and light connected.

PARKING
Extended front garden, large block-paved driveway providing off-road parking for up to six vehicles. Includes an EV charging point, outside security lighting, and block-paved steps. Half-size garage with electric door, suitable for motorcycle parking. Interlinked to the undercover outbuilding area with power and light connected. Double-glazed door to the side.

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.















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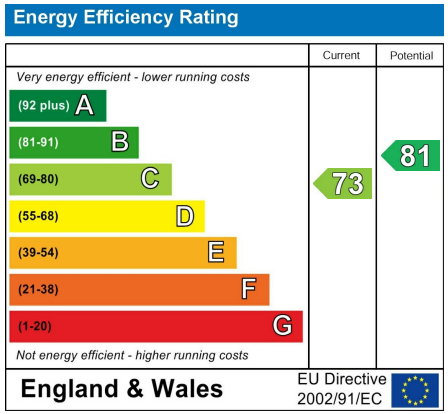



Offers In Excess Of £365,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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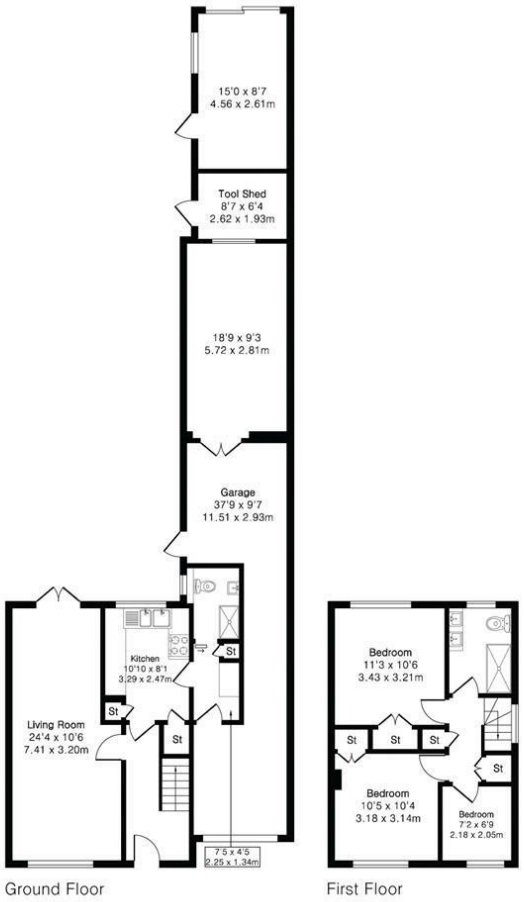
Approximate Gross Internal Area 828 sq ft - 76 sq m
(Excluding Garage)
Ground Floor Area 414 sq ft – 38 sq m
First Floor Area 414 sq ft – 38 sq m
Garage Area 724 sq ft – 67 sq m



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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