



Dash End, Kedington, CB9 7QR

CHEFFINS

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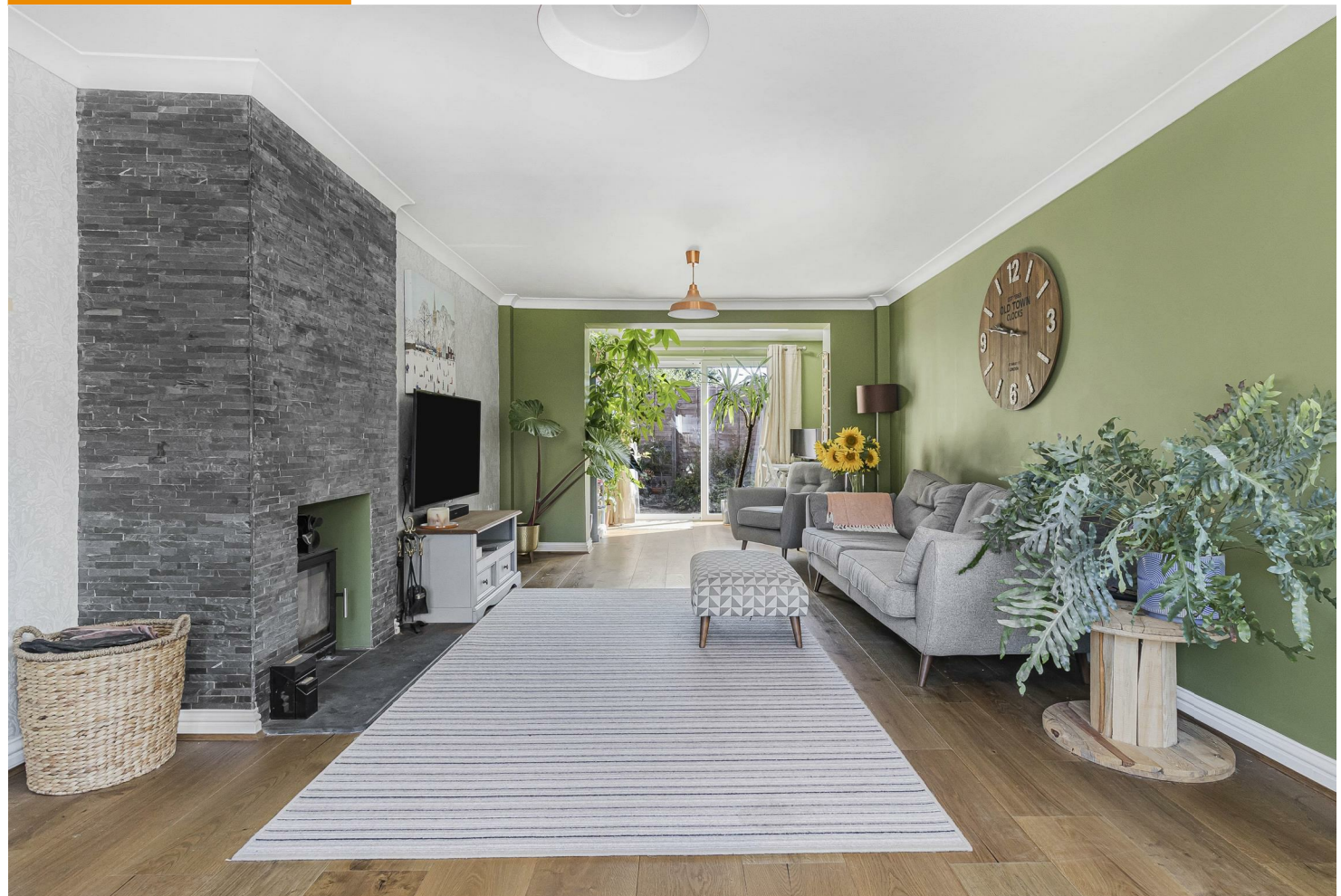
A three bedroom detached family home situated in the heart of Kedington. Benefitting by ensuite to master, open plan kitchen/breakfast area, study, single garage and driveway. (EPC Rating C)

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 2

Offers In Excess Of £325,000





GROUND FLOOR

PORCH

Door to entrance hall, door to:

WC

Two piece suite comprising low level wc and vanity hand wash basin, obscure window.

ENTRANCE HALL

Under stairs cupboard, stairs to first floor, doors to:

LIVING/DINING ROOM

Dual aspect windows, radiator, feature fireplace, open plan to:

STUDY

Velux windows, radiator, French doors to rear garden.

KITCHEN/BREAKFAST ROOM

Fitted with matching base and eye level units, composite sink with mixer tap over, four ring gas hob with extractor over, eye level double oven, integral dishwasher, plumbing for washing machine, integral fridge/freezer and space for additional fridge/freezer, cupboard housing boiler, breakfast bar, radiator, dual aspect windows, storage cupboard housing hot water cylinder. The property has a water softener with a tap specifically for filtered drinking water.

FIRST FLOOR

LANDING

Window to side, storage cupboard, doors to:

BEDROOM ONE

Window to rear, radiator, door to:

ENSUITE

Three piece suite comprising low level wc, pedestal hand wash basin, shower enclosure, obscure window, heated towel rail.

BEDROOM TWO

Window to front, radiator.

BEDROOM THREE

Window to front, radiator, storage cupboard.

BATHROOM

Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath, obscure window, heated towel rail.

GARAGE AND DRIVEWAY

Single garage with side hinged doors, personal door to rear garden. Driveway for three vehicles to front.

OUTSIDE

Low maintenance rear garden with both patio and decking for plenty of seating. A small laid to lawn area sits to the side of the property, leading to a access gate to the driveway. Enclosed by timber fencing.

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 Strictly by appointment through the selling 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		

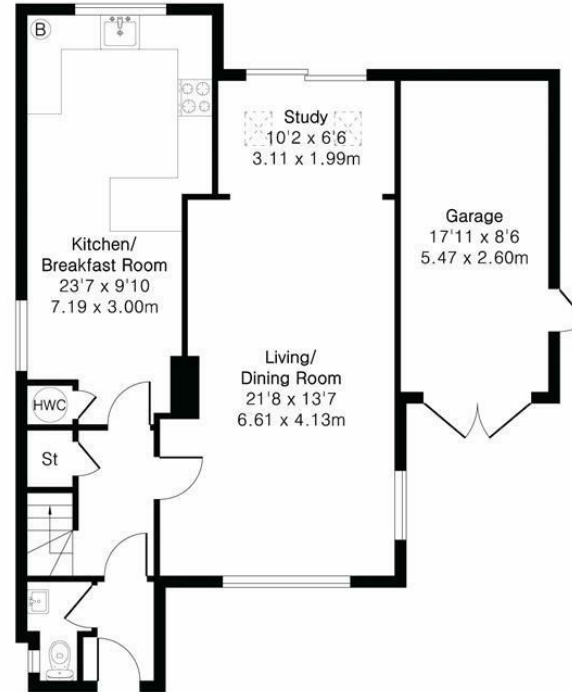
Offers In Excess Of £325,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk

**Approximate Gross Internal Area 1147 sq ft - 107 sq m
 (Excluding Garage)**

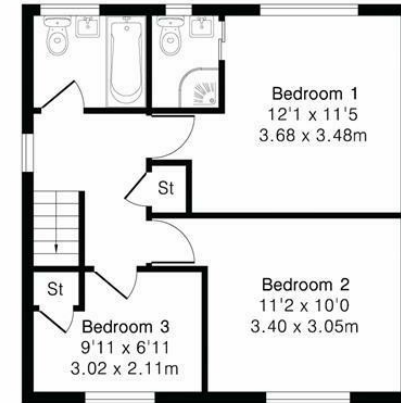
Ground Floor Area 687 sq ft – 64 sq m

First Floor Area 460 sq ft – 43 sq m

Garage Area 153 sq ft – 14 sq m



Ground Floor



First Floor



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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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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