



St. Pauls Drive, Haverhill, CB9 7HS

CHEFFINS

St. Pauls Drive

Kedington, Haverhill,
CB9 7HS

A wonderful four bedroom family home in the sought after village of Kedington benefitting from an ensuite to master, four piece modern bathroom, study, south facing garden, generous size garage and driveway for two cars. (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.

4 2 2

Guide Price £418,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, underfloor heating, doors to:

WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator, obscure window,

KITCHEN/DINING ROOM

Fitted with matching base and eye level units with worktop over, integrated fridge/freezer, integrated dishwasher, double oven with 4 ring electric hob and extractor over, breakfast bar, ceramic sink with mixer tap, two radiators, underfloor heating, window to front, French doors to rear garden.

UTILITY

Space and plumbing for washing machine, boiler, door to rear garden.

LIVING ROOM

Square bay window to side, radiator, French doors to rear garden.

STUDY

Dual aspect windows, radiator.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Square bay window to side, window to rear, built in wardrobes with sliding doors, radiator, door to:

ENSUITE

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

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator.

BEDROOM FOUR

Window to front, radiator.

BATHROOM

Four piece suite comprising double shower enclosure, panelled bath low level wc, hand wash basin, heated towel rail, obscure window.

OUTSIDE

South facing garden. Paved patio for seating with the remainder of the garden being laid to lawn. Enclosed by brick wall with a side access gate to the front of the property. Garden shed included.

GARAGE AND PARKING

Generous size garage to the side with up and over door, driveway for two vehicles.

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.



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		
EU Directive 2002/91/EC		

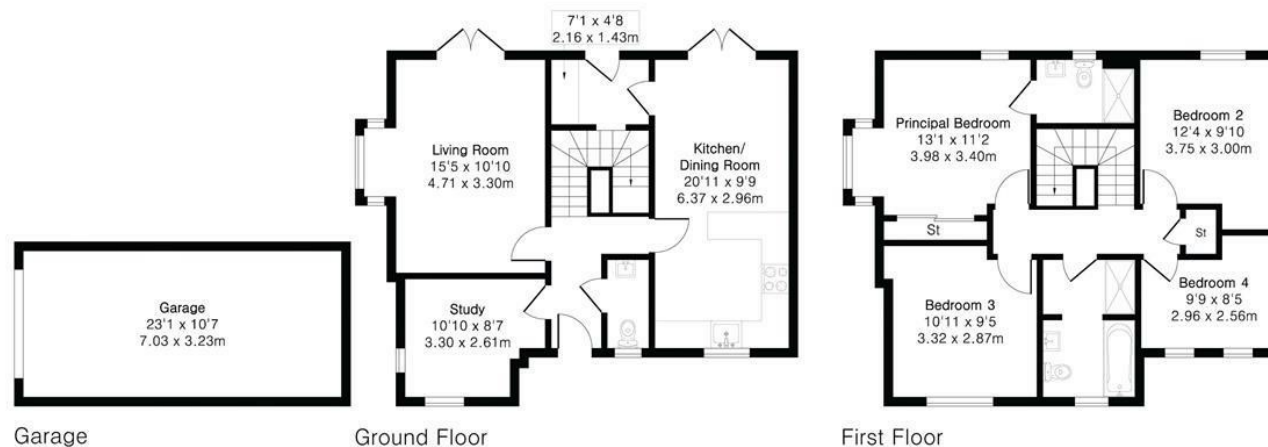
Guide Price £418,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – West Suffolk



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.

**Approximate Gross Internal Area 1295 sq ft - 121 sq m
 (Excluding Garage)**

Ground Floor Area 630 sq ft – 59 sq m
 First Floor Area 665 sq ft – 62 sq m
 Garage Area 244 sq ft – 23 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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