



Clifton Mews, Kentford, CB8 7FF

**CHEFFINS**

## Clifton Mews

Kentford,  
CB8 7FF

- Mews Style Modern Home
- 2 Double Bedrooms - 1 Ensuite
- Double Aspect Living/Dining Room
- Attractive Cottage Style Garden
- 2 Parking Spaces
- Garage

An individual 2 bedroom mews style property situated in a private cul-de-sac of 10 homes. The property is superbly presented throughout and benefits from a double aspect living/dining room, a fitted kitchen and 2 double bedrooms with 1 ensuite. Additional features include a first floor bathroom, an attractive South facing cottage style garden and 2 parking spaces and a garage.

2 2 1

**Guide Price £325,000**





## LOCATION

KENTFORD and neighbouring Kennett are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

## ENTRANCE HALL

with stairs leading to the first floor, wood effect flooring.

## CLOAKROOM

with low level WC, hand basin, space and plumbing for washing machine, tiled flooring.

## LIVING/DINING ROOM

An attractive double aspect room with a feature electric fireplace, bow window to the front aspect and a pair of French doors leading to the rear garden.

## KITCHEN

a double aspect room with a range of fitted base and wall mounted units, integrated oven and grill with 4 ring ceramic hob and extractor hood over, integrated dishwasher and fridge, wood effect flooring, glazed door to the side.

## FIRST FLOOR

## LANDING

with airing cupboard with hot water cylinder.

## BEDROOM 1

with a built-in double wardrobe, part vaulted ceiling.

## ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin, low level WC, tiled flooring, part sloping ceilings, velux window.

## BEDROOM 2

with a triple built-in wardrobe, part vaulted ceiling.

## BATHROOM

with a bath, hand basin, low level WC, tiled flooring, part sloping ceilings, velux window.

## OUTSIDE

The property forms part of a small development of 10 homes located at the Eastern end of the village. At the front of the property is an allocated block paved parking space with a further parking space positioned in front of the GARAGE for the property located nearby.

To the rear of the property is an attractive cottage style garden laid to lawn with a paved patio area, raised timber decking and established shrub and flower borders.

## Sales Agents Notes

Tenure – Freehold

Council Tax Band – C

Property Type – Terraced House

Property Construction – Standard Brick

Number & Types of Room – Please refer to the floorplan

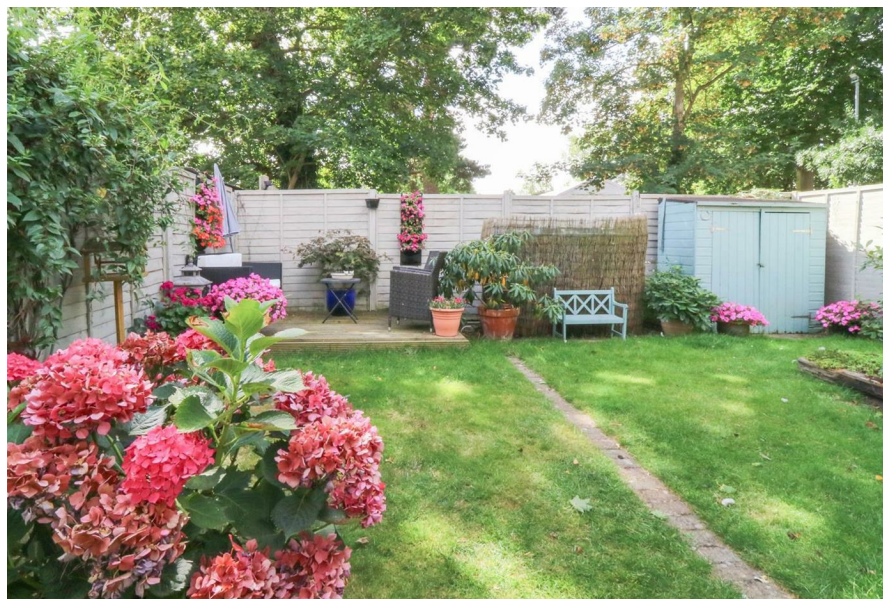
Square Footage –

Parking – Garage & 2 Allocated Spaces

Heating sources – Oil central heating

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







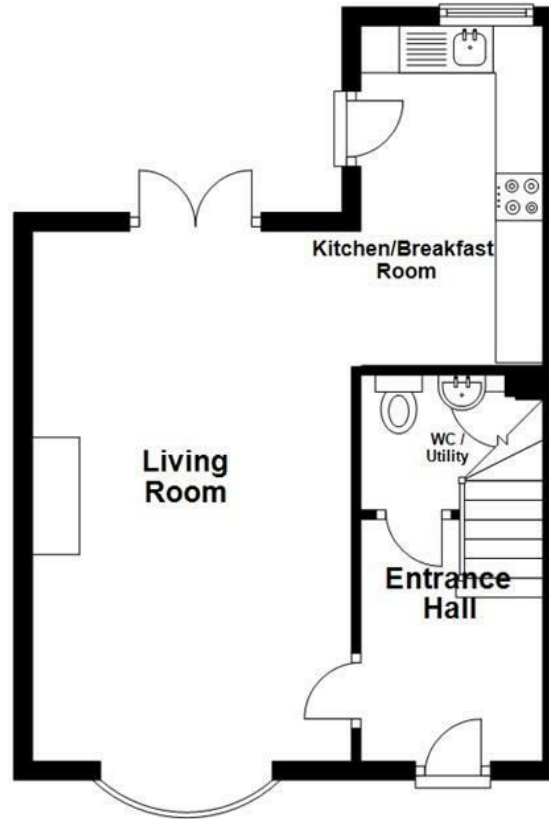
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-plus) <b>A</b>                          |                            | 88        |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 73                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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Tenure - Freehold

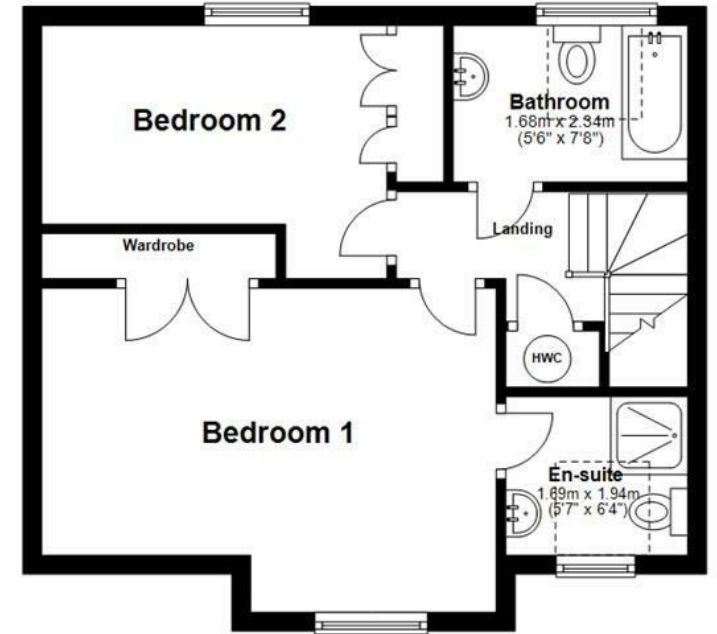
Council Tax Band - C

Local Authority - West Suffolk



**Ground Floor**

Approx. 35.3 sq. metres (380.3 sq. feet)



**First Floor**

Approx. 40.2 sq. metres (433.2 sq. feet)

**Total area: approx. 75.6 sq. metres (813.5 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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.