



The Street, Herringswell, IP28 6ST

CHEFFINS

The Street

Herringswell,
IP28 6ST

- Individual Detached House
- 4 Bedrooms – 1 Ensuite
- Excellent Presentation
- Large Established Gardens
- Attractive Village Location
- Views Over Farmland

An individual 4 bedroom detached house with a superb large garden, located in a no through lane in a sought after village and with attractive views over farmland. The property is well presented throughout and benefits from a large double aspect living room with a fireplace and exposed beams, a well equipped fitted kitchen and dining area and a superb double aspect main bedroom with an ensuite bathroom. Additional features include a large driveway and a partially converted garage and attractive established gardens adjoining farmland.

4 2 2



Offers In Excess Of



LOCATION

HERRINGSWELL is a small rural village located 7 miles from Newmarket and benefits from a village hall and church, with further amenities in the village of Kentford, just 2.5 miles away. The nearby town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities. There is excellent access to the A14 and A11/(M11) with easy access to Cambridge (Science Park approximately 20 mins drive) and a branch line connection from Kennett to Cambridge and Ipswich.

ENTRANCE HALL

with entrance door.

CLOAKROOM

with low level WC and hand wash basin.

SITTING ROOM

a double aspect room with an open fireplace with brick hearth and surround, wooden beams, French doors to the garden.

KITCHEN

with a range of base and wall mounted units, stainless steel sink, tiled splashbacks, space for Rangemaster oven with extractor hood over, tiled flooring.

DINING AREA

with tiled flooring, sliding patio door to the rear garden, door to;

UTILITY ROOM**STUDY**

formally part of the garage and converted into a study with sliding patio door to the rear garden, integral door to the garage.

FIRST FLOOR**LANDING**

with a large airing cupboard.

BEDROOM 1

A superb double aspect room with sloping ceilings, wood effect flooring and Velux windows to the front aspect.

ENSUITE BATHROOM

with a bath, walk in shower cubicle, low level WC and hand wash basin, tiled walls and floor, Velux window.

BEDROOM 2**BEDROOM 3****BEDROOM 4****FAMILY BATHROOM**

with a panelled bath with shower unit over, low level WC, hand wash basin, tiled walls and floor.

OUTSIDE

The property is attractively situated in a no through lane located in the highly regarded hamlet of Herringswell. A front garden is laid to with established trees and an post and rail fence boundary. A pair of wooden gates lead to a large driveway.

To the side and rear of the property is a garden laid to lawn with established trees and shrub borders, a paved patio area and raised timber decking, hot tub (included) and a post and rail boundary fence.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,948

Parking - Driveway

Heating sources - Oil fired central heating and open fire in the sitting room

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

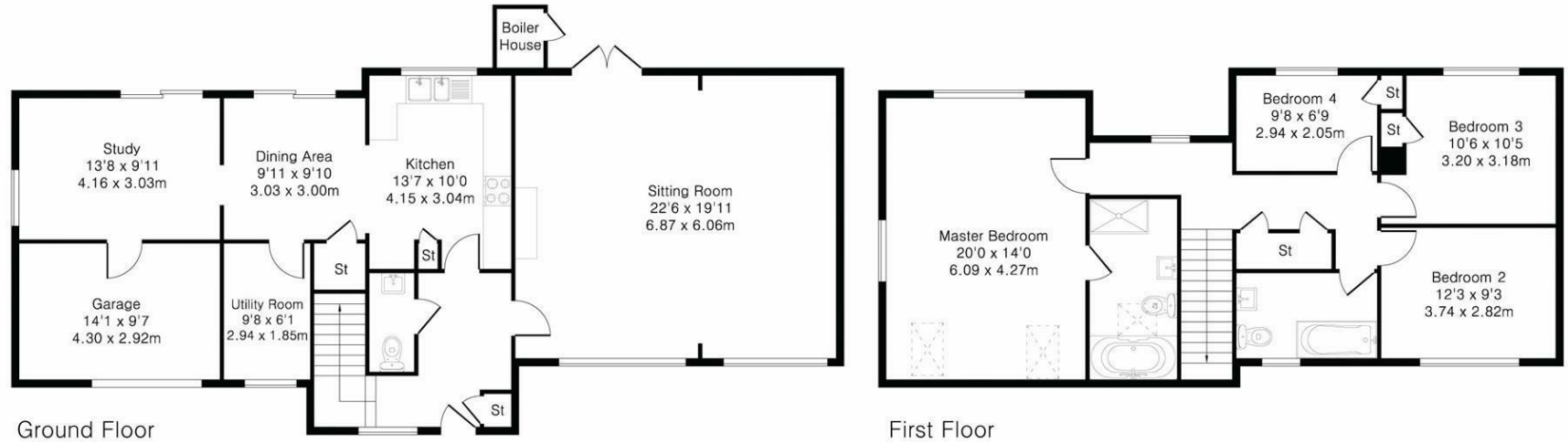
Offers In Excess Of £570,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – West Suffolk





Approximate Gross Internal Area 1956 sq ft – 181 sq m
 Ground Floor Area 1057 sq ft – 98 sq m
 First Floor Area 899 sq ft – 83 sq m
 Garage Area 135 sq ft – 13 sq m

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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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.