



Church Lane, Kennett, CB8 7QG

CHEFFINS

Church Lane

Kennett,
CB8 7QG

- Semi-Detached Bungalow
- Modern Open Plan Kitchen/Diner
- 2 Bedrooms
- Refitted Bathroom
- Driveway & Garage
- EV Charging
- Air Source Heating
- Enclosed Rear Garden
- NO CHAIN

A well presented and recently modernised semi-detached bungalow, set on a corner plot with a detached garage. The property is offered with NO CHAIN and the accommodation comprises an open plan kitchen/diner, a living room with a wood burner, 2 double bedrooms and a bathroom. Externally the enclosed rear garden is mainly laid to lawn with a decked seating area, a driveway to the front with an EV charging point and garage.

 2
  1
  2



Offers In Excess Of



LOCATION

KENNETT and neighbouring Kentford 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 a composite entrance door, engineered oak flooring, radiator.

LIVING ROOM

with a log burner with marble surround and hearth, engineered oak flooring, radiator, large double glazed window to the front aspect.

KITCHEN/DINER

An open plan room with built-in storage and bench seating, a radiator, 2 wall uplighters, opening through to;

Kitchen with a range of wall and base mounted units with quartz work surfaces over, sunken sink, built-in appliances including an electric dual oven with 4 ring Induction AEG hob with extractor hood over, built-in dishwasher and a fridge/freezer, 2 double glazed doors opening onto the side and rear aspects.

BEDROOM 1

A dual aspect room with 3 double glazed windows to the rear and side aspects, engineered oak flooring, radiator, built-in storage.

BEDROOM 2

A triple aspect room with double glazed windows to the front and side aspects, circular window to the other side aspect, a radiator, engineered oak flooring, built-in wardrobes.

BATHROOM

A refitted suite comprising a low level WC, vanity wash hand basin, side panel bath with rainfall shower over, heated chrome towel rail, utility cupboard housing the washing machine and tumble dryer, loft access, 2 double glazed windows to the rear aspect.

OUTSIDE

To the front of the property is a garden area mainly laid to lawn with hedgerow borders. A shingled driveway to the side of the property provides off-road parking for various vehicles and has an EV charging point.

The rear garden is mainly laid to lawn with vegetable planters, hedgerow and flower borders, 2 plum trees, an apple, pear and cherry tree. A large decked seating area, outside lighting, water supply and gated access.

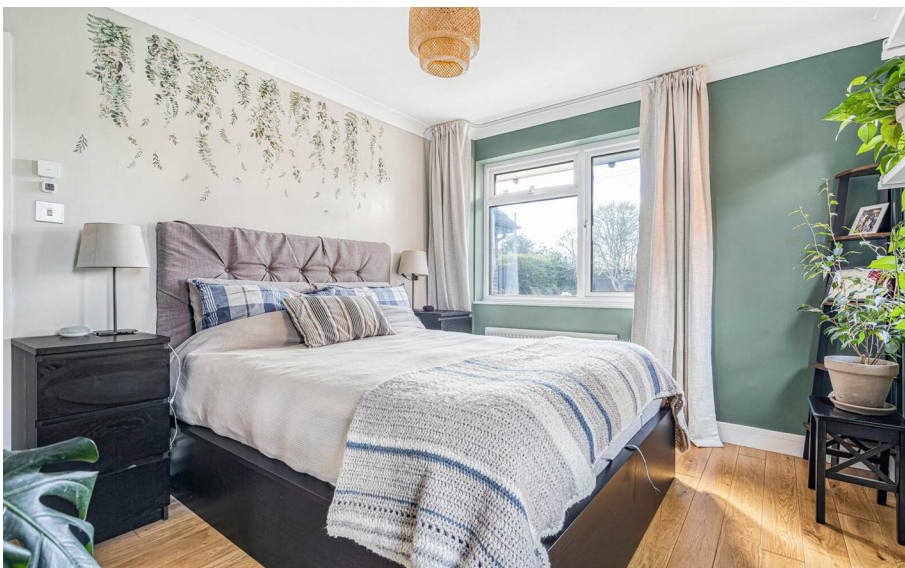
DETACHED GARAGE

with an up and over door, power and light, window to the side aspect, rear pedestrian access.

SALES AGENTS NOTES

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 £340,000

Tenure - Freehold

Council Tax Band - B

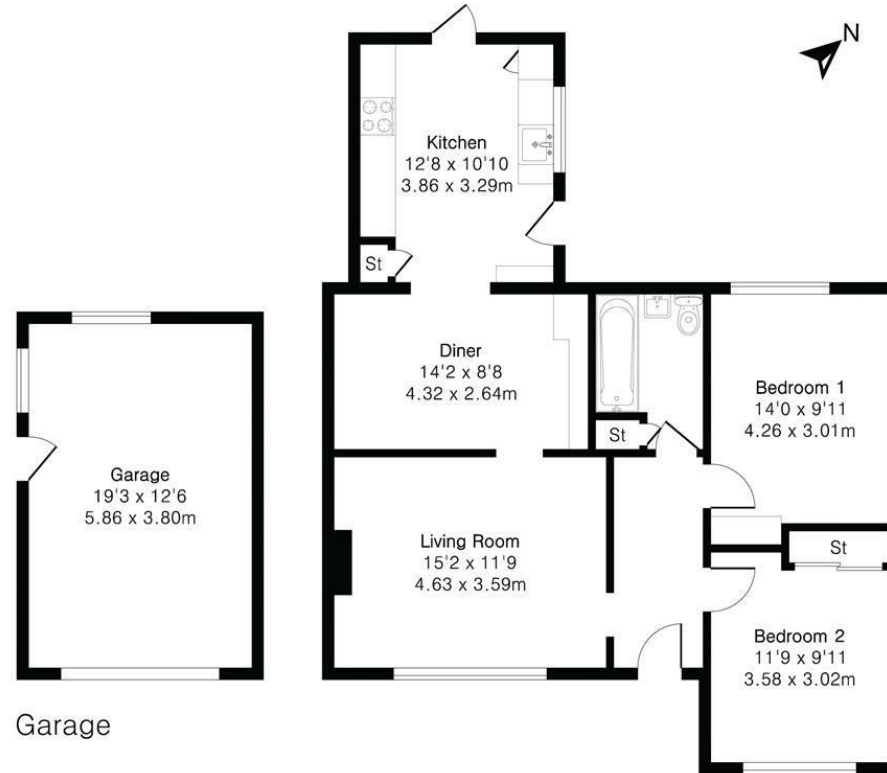
Local Authority - East Cambridgeshire





**Approximate Gross Internal Area 848 sq ft - 79 sq m
(Excluding Garage)**

Garage Area 240 sq ft – 22 sq m



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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