



Forest End, Kennett, CB8 7RG

CHEFFINS

Forest End

Kennett,
CB8 7RG

- Individual Detached Family Home
- 6 Bedrooms – 2 Ensuites
- Stunning Open Plan Kitchen/Dining/Garden Room
- Over 3,000 sq ft of Exceptional Accommodation
- Double Garage & Driveway
- Enclosed Rear Garden
- Close to Transport Links
- NO CHAIN

A beautifully presented 6 bedroom detached family home, occupying a peaceful position within a well-established cul-de-sac on the edge of the village. Offering over 3,000 sq ft of accommodation across three floors, the home features a stunning open plan kitchen/breakfast/garden room with bi-fold doors opening onto the garden and an impressive lantern roof, a utility room and 3 versatile reception rooms. The superb primary bedroom suite provides a luxurious space with a dressing area and an elegant ensuite bathroom with 5 further bedrooms and a stylish family bathroom. Outside, the property enjoys a double garage, a generous driveway providing parking for multiple vehicles and a fully enclosed rear garden.

 6  3  3

Guide Price £750,000





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 entrance door, wood effect flooring, stairs to the first floor and 2 storage cupboards.

STUDY

with fitted shelving, cupboards and desk space, radiator, wood effect flooring, double glazed window to the front aspect.

CLOAKROOM

with a hand wash basin, low level WC, part tiled walls and tiled flooring, heated towel rail, double glazed window to the rear aspect.

DINING/FAMILY ROOM

with a bespoke media wall with shelving and storage, double doors leading through to the living room, wood effect flooring, radiator, French doors leading out to the garden.

LIVING ROOM

with a contemporary feature fireplace, 2 radiators, recessed ceiling spotlights, wood effect flooring, double doors opening through to the dining/family room, double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM

A stunning kitchen with a range of wall and base mounted units with quartz worktop surface over, a range of built-in appliances include an integrated microwave, Siemens double oven, induction hob, dishwasher, double fridge and double freezer, breakfast island with stainless steel sink, integrated pull out bin, ceramic tiled flooring with under floor heating, recessed ceiling spotlights.

GARDEN/DINING ROOM

A beautiful room open plan with the kitchen with bi-folding doors to the rear and side aspects opening onto the garden, roof lantern, ceiling spotlights, ceramic tiled flooring with under floor heating.

UTILITY ROOM

with a range of base mounted units with quartz worktop surface over, stainless steel sink, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring with under floor heating, double glazed window to the side and rear aspects, door to the garden.

FIRST FLOOR**LANDING**

with a radiator.

PRIMARY BEDROOM SUITE

An impressive suite with a range of built-in wardrobes, radiator, double glazed window to the rear aspect. Opening through to;

DRESSING AREA

with a range of built-in storage, large mirror with desk space, walk-in shoe cupboard, double glazed window to the front aspect.

ENSUITE BATHROOM

A modern bathroom suite comprising a freestanding bath, walk-in rainfall shower, twin hand wash basin, low level WC, heated towel rail, tiled flooring, double glazed window to the side aspect.

BEDROOM 2

with a radiator, built-in wardrobes, double glazed window to the front aspect.

ENSUITE SHOWER ROOM

with a corner shower cubicle, hand wash basin, low level WC, heated towel rail, tiled flooring, double glazed window to the side aspect.

BEDROOM 3

with a radiator, built-in wardrobes, double glazed window to the rear aspect.

BEDROOM 6

with a radiator, built-in cupboard, double glazed window to the front aspect.

FAMILY BATHROOM

An impressive and modern suite comprising a freestanding bath, walk-in rainfall shower, hand wash basin, low level WC, built-in storage, airing cupboard, radiator, tiled flooring, 2 double glazed windows to the side and rear aspects.

SECOND FLOOR**BEDROOM 4**

with built-in eaves storage space, walk-in wardrobe, radiator, velux window to the rear aspect and a double glazed window to the side aspect.

BEDROOM 5

with built-in eaves storage, radiator, velux window to the rear aspect and a double glazed window to the side aspect.

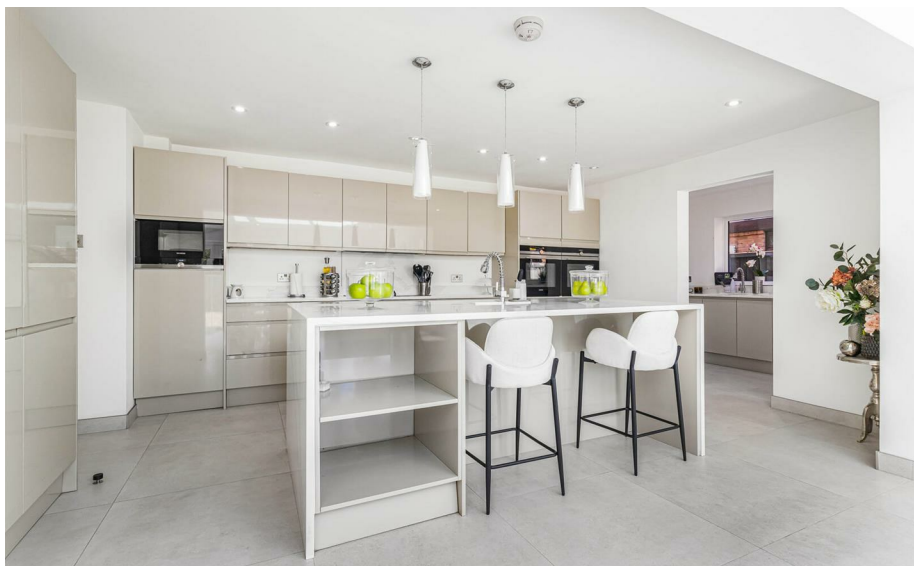
OUTSIDE

To the front of the property is a double width brick weave driveway providing off-road parking for multiple cars and a further area laid to lawn.

The rear garden is mainly laid to lawn with a patio seating area, a shed to the side and gated access leading to the front.

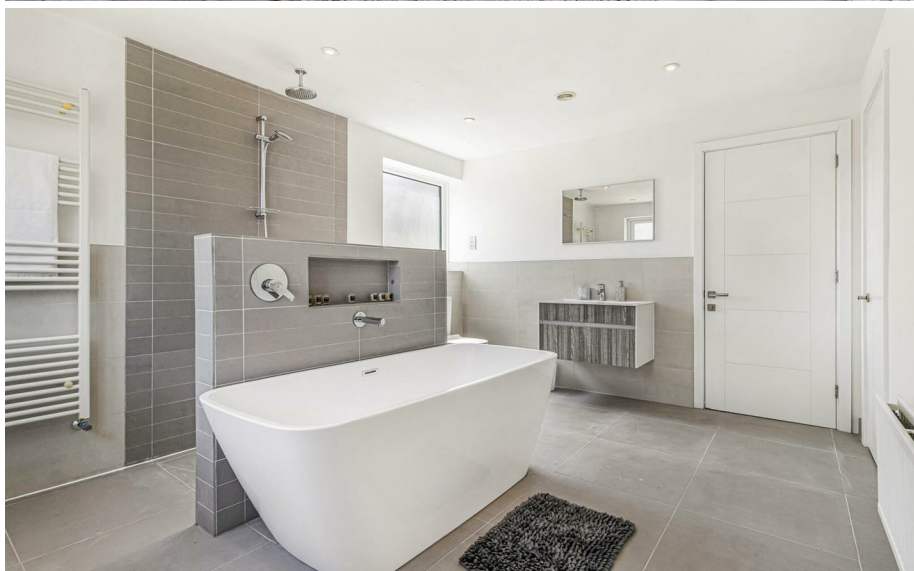
SALES AGENTS NOTES

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		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

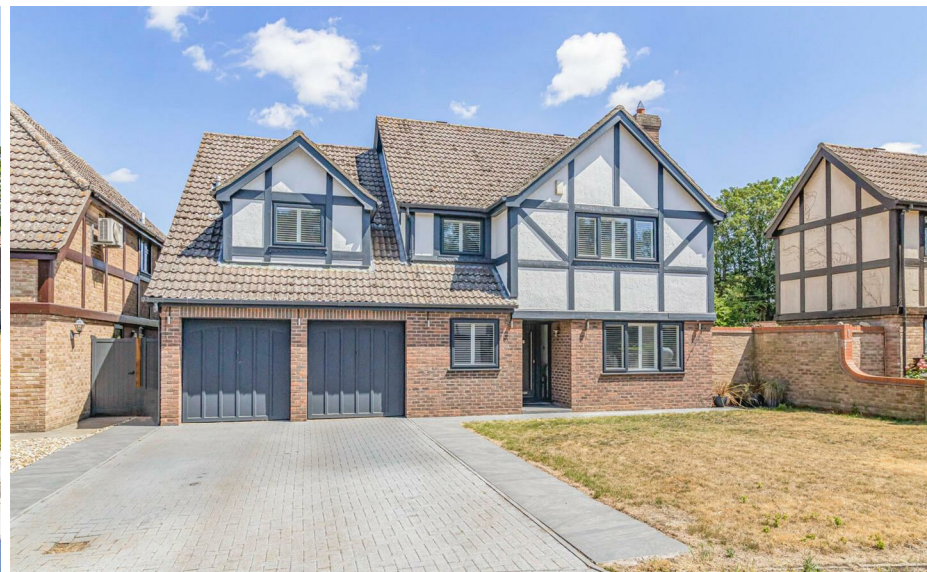
Guide Price £750,000

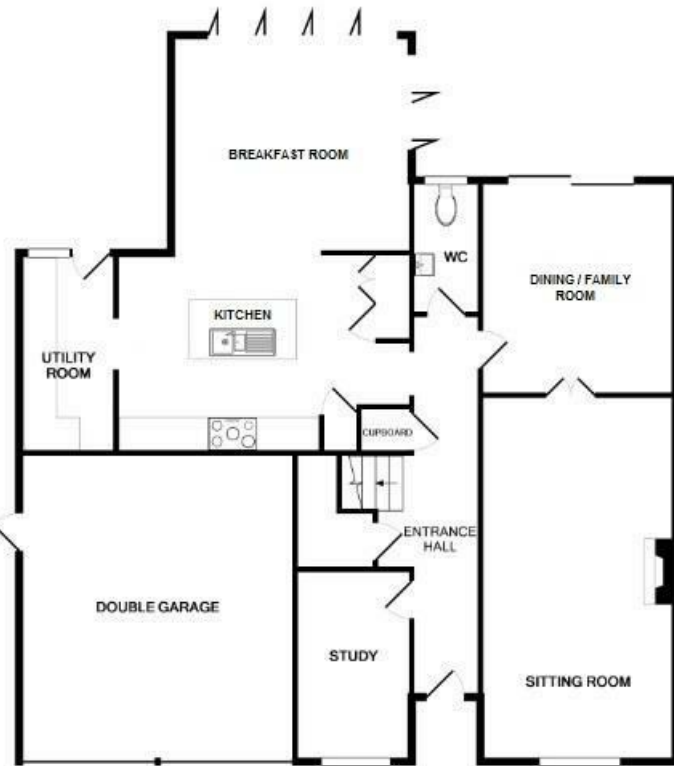
Tenure - Freehold

Council Tax Band - G

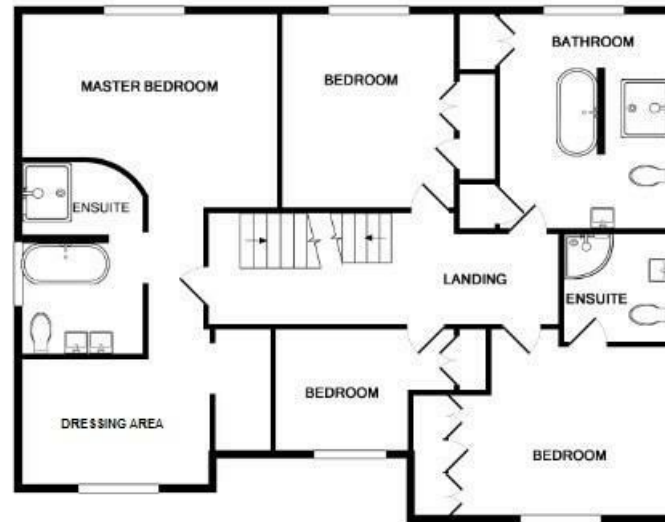
Local Authority - West Suffolk



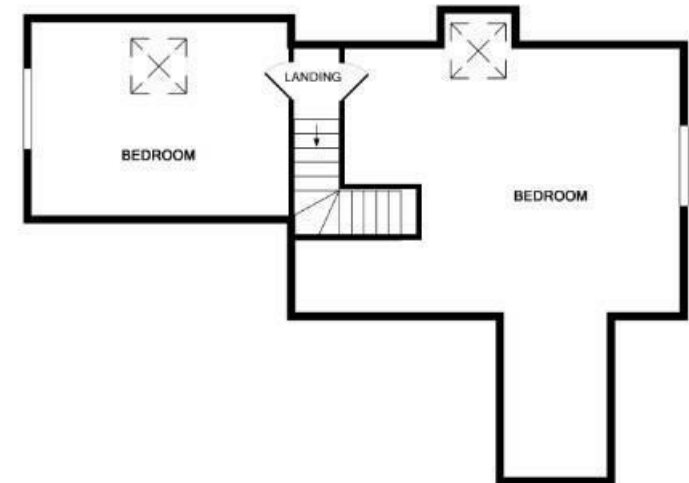




GROUND FLOOR
APPROX. FLOOR
AREA 132.8 SQ.M.
(1429 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 104.1 SQ.M.
(1120 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 59.8 SQ.M.
(643 SQ.FT.)

TOTAL APPROX. FLOOR AREA 296.6 SQ.M. (3193 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: 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.

