Kingsbridge Way, Kentford, CB8 8JY

CHEFFINS

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Kentford,
CB8 8JY

4 3 1

Offers In Excess Of

- Brand New Detached House
- 4 Double Bedrooms - 1 Ensuite
- 2 Bath/Shower Rooms
- Under Floor Heating on Ground Floor
- Enclosed Rear Garden
- Driveway for 2 cars
- Excellent Access to the A11 & A14
- 10 Year Build Zone Warranty

A newly built 4 bedroom detached house set in a sought after village with excellent access to the A11 and A14. Offering approx. 1,569 sq ft of well-designed accommodation across 3 floors, the property features a modern kitchen/dining room with integrated appliances and French doors into the garden, a good sized living room, a primary bedroom with an ensuite, plus 3 further double bedrooms and 2 family bath/shower rooms. Further benefits include air source underfloor heating, an enclosed rear garden and off-road parking for 2 cars. Viewing Essential.

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 entrance door, stairs to the first floor.

CLOAKROOM
with a low level WC, hand wash basin, window to the front aspect.

LIVING ROOM
A large double aspect room with 2 windows to the side aspect and further window to the front.

KITCHEN/DINING ROOM
with a range of wall and base mounted units with work surfaces over, built-in appliances including a Neff double oven, fridge/freezer, washing machine, dishwasher and Neff induction hob with extractor hood over, sink, window to the side aspect and French doors opening onto the garden.

FIRST FLOOR

LANDING
with radiator, stairs leading to the second floor.

BEDROOM 1
with a window to the front aspect, radiator.

ENSUITE SHOWER ROOM
with walk-in double shower, hand wash basin, low level WC.

DRESSING ROOM/STUDY
A double aspect room with a window to the front aspect and further window to the side, radiator.

BEDROOM 3
A double aspect room with a window to the front aspect and further window to the side, radiator.

BATHROOM
with a panelled bath, low level WC, hand wash basin, heated towel rail, window to the rear aspect.

SECOND FLOOR

LANDING
with radiator, built-in storage cupboard.

BEDROOM 2
with 3 velux windows, radiator.

SHOWER ROOM
with shower cubicle, low level WC, hand wash basin, heated towel rail, velux window.

OUTSIDE
To the rear of the property is a garden mainly laid to lawn with a patio seating area.

Driveway parking for 2 cars.

SALES AGENTS NOTES
Tenure - Freehold
Council Tax Band - TBC
Property Construction – Brick and Block
Square Footage - 1,569
Parking – Driveway with space for 2 cars

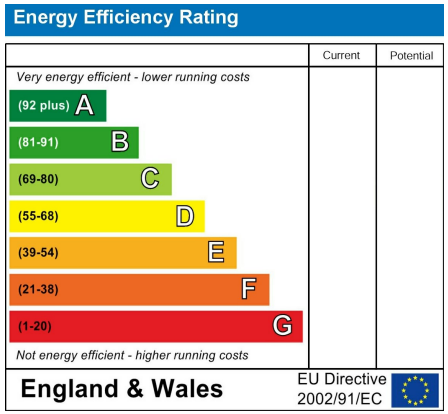
Utilities / Services

Electric and Water Supply - Mains
Sewerage - Mains
Heating sources - Air Source Heating (ground floor under floor heating, second/third floors radiators)
Broadband Type – FTTP
Mobile Signal/Coverage – Good
Flood risk - Very Low

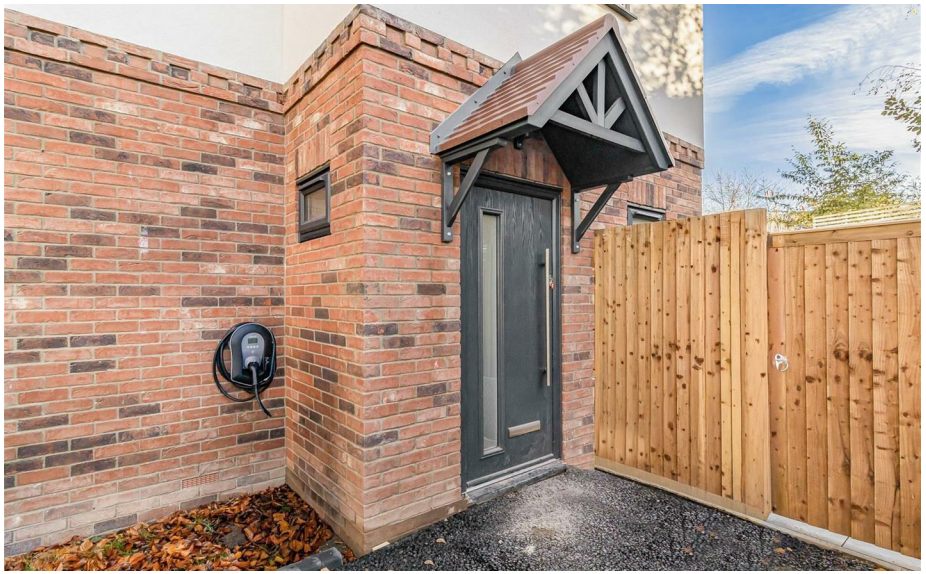
We have not been made aware of any restrictive covenants for the property, this however will need to be confirmed during the conveyancing process.

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.



Offers In Excess Of £500,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - West Suffolk



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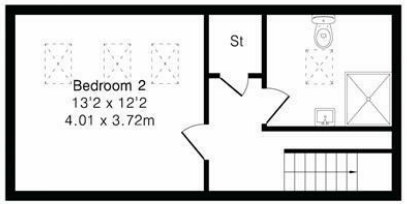
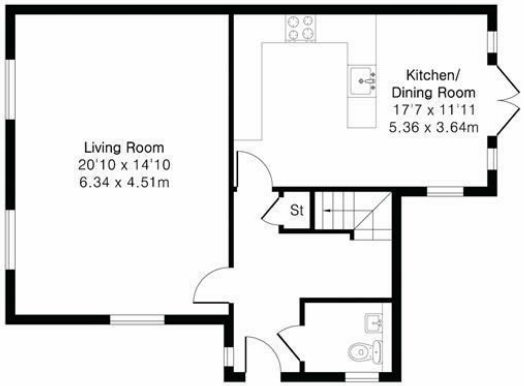
Approximate Gross Internal Area 1569 sq ft - 146 sq m

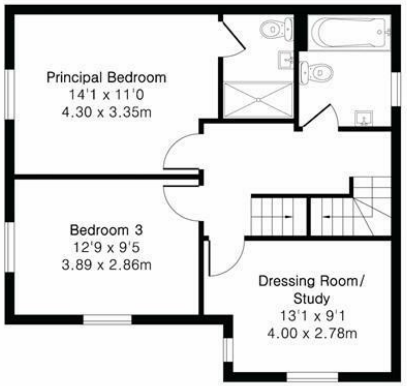
Ground Floor Area 665 sq ft – 62 sq m
First Floor Area 586 sq ft – 54 sq m
Second Floor Area 318 sq ft – 30 sq m



Second Floor



Ground Floor



First Floor

PINK PLAN

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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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.

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