

Anvil Way, Kennett, CB8 8GY

CHEFFINS

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Kennett,
CB8 8GY

5 3 2

Guide Price £595,000



- 5 Bedroom Detached Family Home
- Over 1,800 sq ft of Spacious Accommodation
- 2 Generous Reception Rooms
- Kitchen/Breakfast Room
- Driveway & Detached Double Garage
- Quiet Location in Sought After Village
- Conveniently Situated Close To The A11 & A14
- NO CHAIN

A spacious detached modern family home extending to over 1,800 sq ft, arranged over three floors and occupying a tucked-away position at the end of a quiet no-through road. Offering versatile and well-presented accommodation, the property features 2 generous reception rooms, a well-equipped kitchen/breakfast room, 5 well-proportioned bedrooms and 3 bath/shower rooms. Externally, there is a double garage, ample off-road parking and a fully enclosed rear garden. Offered for sale with NO CHAIN.









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
A generous light hallway with staircase leading to the first floor, large storage cupboard beneath, engineered oak flooring.

CLOAKROOM
with a low level WC, wash hand basin, engineered oak flooring, window to the side aspect.

LIVING ROOM
A charming reception room with engineered oak flooring, window overlooking the garden and French doors leading to the outside terrace.

DINING ROOM
A light dual aspect reception room with windows to the front and side aspects, engineered oak flooring.

KITCHEN/BREAKFAST ROOM
A comprehensively fitted stylish kitchen comprising a wide range of wall and base units with granite worktop, 1.5 bowl stainless steel sink, integrated appliances include eye level electric double oven, 4 ring induction hob with extractor hood over, washer/dryer, dishwasher and a fridge/freezer, breakfast bar with further storage below, engineered oak flooring, French doors leading to the outside terrace.

FIRST FLOOR

LANDING
with staircase leading to the second floor, window to the front aspect.

PRIMARY BEDROOM
A spacious bedroom with built-in double wardrobes and 2 windows to the rear aspect.

ENSUITE SHOWER ROOM
Comprising tiled shower cubicle, pedestal sink unit, low level WC, heated towel rail, part tiled walls, window to the side aspect.

BEDROOM 4
A double bedroom with double built-in wardrobe, window to the front aspect.

BEDROOM 5
A dual aspect double bedroom with windows to the front and side aspects and a built-in wardrobe.

FAMILY BATHROOM
Comprising a panelled bath with shower over, separate tiled shower cubicle, pedestal sink unit, low level WC, heated towel rail, part tiled walls, window to the rear aspect.

SECOND FLOOR

LANDING
with access to the loft space.

BEDROOM 2
A further double bedroom with window to the front aspect and velux window.

BEDROOM 3
A further double bedroom with window to the front aspect and velux window.

SHOWER ROOM
with a tiled shower cubicle, low level WC, pedestal sink unit, heated towel rail, part tiled walls, velux window.

OUTSIDE
To the front of the property is off-road parking for multiple vehicles leading to the double garage with electric roller shutter door, light and power, pedestrian door to the side.

Gated access leads to the rear garden mainly laid to lawn featuring a large al fresco dining terrace, flower bed borders,

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





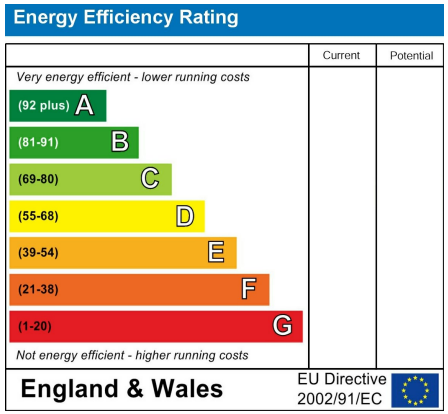




















Guide Price £595,000
Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk







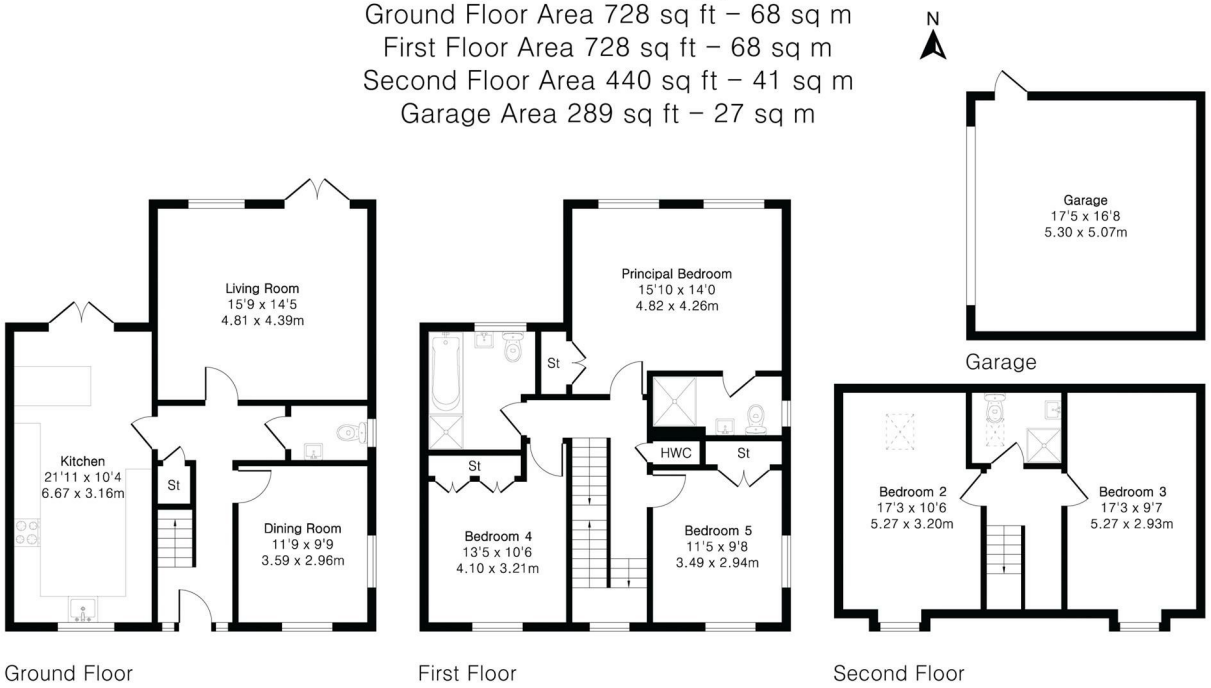


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Approximate Gross Internal Area 1896 sq ft - 177 sq m
(Excluding Garage)
Ground Floor Area 728 sq ft – 68 sq m
First Floor Area 728 sq ft – 68 sq m
Second Floor Area 440 sq ft – 41 sq m
Garage Area 289 sq ft – 27 sq m



PINKPLAN

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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