



**6 Byerley Close
Kentford**

**DAVID
BURR**

6 Byerley Close, Kentford, Newmarket CB8 7RD

Kentford is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes drive and rail links less than a mile away in the neighbouring village of Kennett.

A particularly well-presented two bedroom semi-detached house situated on the outskirts of the popular Suffolk village of Kentford. The property boasts stylishly presented accommodation throughout including an entrance hall, sitting/dining room, kitchen, cloakroom, two bedrooms and a bathroom. Externally offering paved driveway parking and a well-presented rear garden.

A spacious and well-presented two-bedroom house in Kentford boasting ample driveway parking.

ENTRANCE HALL Door to front aspect and stairs rising to the first floor.

KITCHEN Stylishly fitted kitchen with fitted units and drawers with worktops over and an inset sink and drainer. Integrated oven and hob with further space for freestanding appliances, partially tiled walls and window to front aspect.

SITTING / DINING ROOM Window and door leading to the rear garden, electric fireplace and fitted understairs storage.

CLOAKROOM Wash hand basin and WC.

First Floor

LANDING Stairs rising from the ground floor and loft access.

BEDROOM 1 Two windows to front aspect and a fitted cupboard.

BEDROOM 2 Fitted wardrobes and window to rear aspect.

BATHROOM Fitted with a bath with a shower over, wash hand basin, WC, an airing cupboard and window to rear aspect.

Outside

The property boasts a sizeable paved driveway to the side of the property that offers parking for two vehicles. The remaining front aspect enjoys a small low-maintenance garden with a pathway leading to the front door. The rear garden predominately lawned with a paved terrace and a wonderful selection of established shrubs.

SERVICES LPG gas fired heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND A.

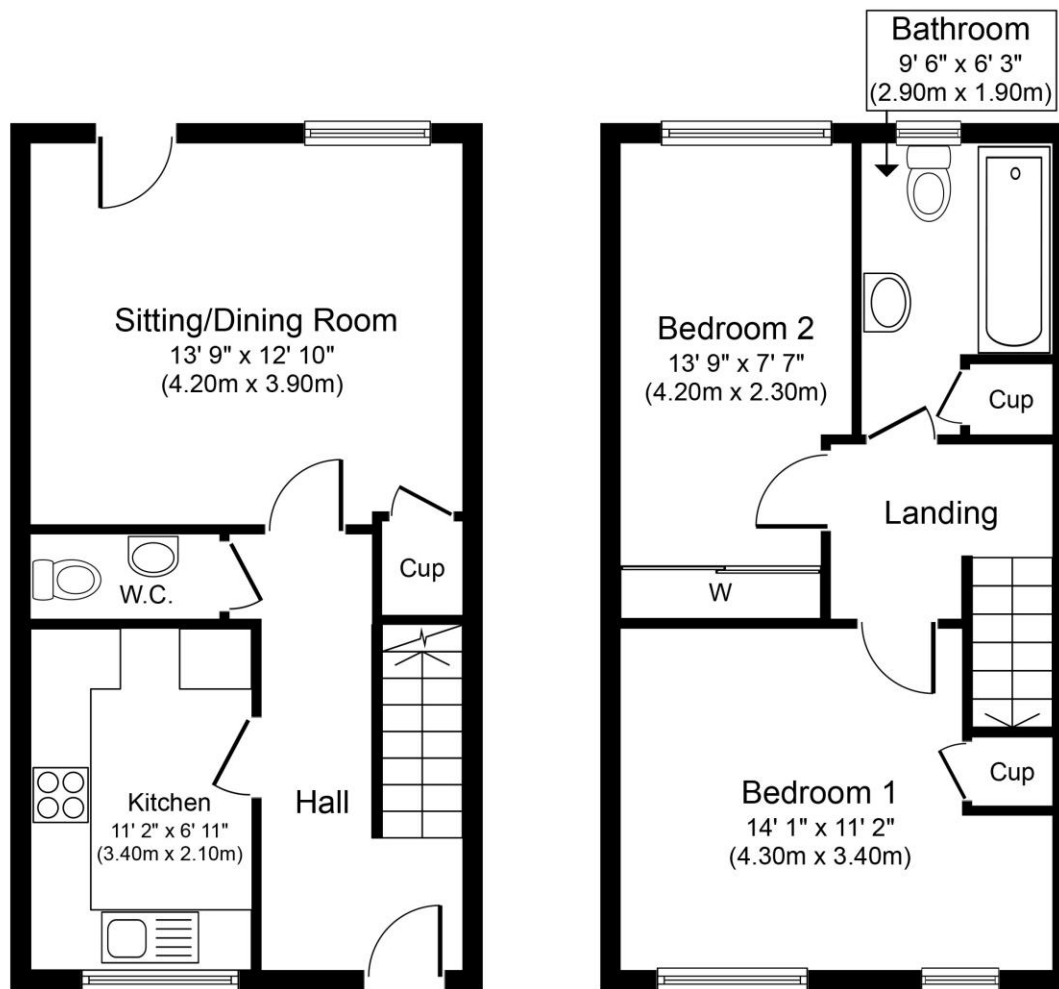
TENURE Freehold.

WHAT3WORDS recruited.reflector.tungsten

EPC C.

VIEWING by prior appointment only through David Burr estate agents.

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Ground Floor
Approximate Floor Area
381 sq. ft.
(35.4 sq. m.)

First Floor
Approximate Floor Area
381 sq. ft.
(35.4 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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