



**Kensington Villa,
Kennett, Suffolk**

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Kensington Villa, 24 Station Road, Kennett, Newmarket, Suffolk, CB8 7QD

Kennett is a small picturesque village enjoying a delightful location within easy reach of the A14 and just 5 miles from the historic market town of Newmarket. Kennett and the adjoining village of Kentford benefit from a range of local amenities including public houses, a village store/Post Office, recreation field, primary school and railway station. The new Kennett Garden Village development will bring additional amenities in the coming years including a secondary school.

Kensington Villa is a stunning detached Victorian home, boasting a striking double bay frontage and set in a highly sought-after village location with picturesque views to both the front and rear. This charming property blends original period features with modern updates, offering spacious accommodation that includes a beautifully refitted kitchen/family room, utility room, three generous bedrooms, a versatile fourth bedroom or dining room, and an elegant formal sitting room. Outside, the property is complemented by a large, mature rear garden, a garage, and a driveway to the front.

An attractive and immaculate double bay fronted Victorian family home situated within a well-regarded village.

Ground Floor

ENTRANCE HALL With staircase rising to the first floor, large understairs storage cupboard, radiator.

SITTING ROOM With open fireplace with cast iron grate and surround, timber surround and marble mantle, delightful bay window to front aspect, picture rail, radiator.

DINING ROOM/BEDROOM 4 With fireplace with surround, bay window to front aspect, picture rail, radiator.

KITCHEN / FAMILY ROOM A spacious, refitted open-plan kitchen and family area featuring a central island with granite work surfaces, breakfast bar, inset Belfast sink with drainer, and pull-out spray tap. The kitchen includes integrated appliances such as a dishwasher, microwave, fridge/freezer, and 6-ring range oven with warming plate. It also offers ample storage, a wine rack, granite worktops, and a tiled floor. Corner bifold doors lead to the garden, and spotlights highlight the ceiling.

The family room, with a log-burning stove, tiled hearth, wooden mantelpiece, and alcove storage, also has bifold doors to the rear garden, plus a radiator and oil-fired boiler cupboard.

UTILITY ROOM With side door leading to courtyard/patio, base and eye level storage cupboards with work surfaces over, an inset stainless-steel sink and mixer tap, space and plumbing for tumble dryer and washing machine, tiled floor, storage area for shoes and coats and door to.

CLOAKROOM With a low-level WC, window to rear, wash hand sink basin encased in vanity storage unit, chrome ladder style towel rail and continuation of tiled floor

First Floor

LANDING With sash window to front aspect, access to roof space, radiator.

BEDROOM 1 With fireplace with cast iron grate and surround, tiled inserts, cast iron mantle, a large bay window to the front aspect, a picture rail and a radiator.

BEDROOM 2 With a bay window to front aspect, a picture rail and a radiator.

BEDROOM 3 With radiator, picture rail, large storage cupboard, window to rear aspect.

FAMILY BATHROOM screen and rainfall showerhead, roll-top freestanding bath with mixer tap, low-level WC, and vanity storage unit with wash hand basin. Additional features include a chrome ladder-style towel rail, half-panelled walls, electric shaver point, extractor fan, downlighters, and two rear-facing windows. The room also benefits from a large airing cupboard with fitted pressurised water tank and shelving.

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Outside

The property is accessed via a long, gravel driveway offering ample parking for multiple vehicles, framed by a dwarf front wall with elegant railings and lush flower borders. A side gate provides access to the rear, passing the **DETACHED GARAGE**, which is equipped with power and lighting. The rear garden features a charming stone patio, perfect for dining, with a side door leading to the garage. Surrounded by mature flower borders, the garden is predominantly laid to lawn, with an additional rear patio area, raised vegetable beds, and space for an oil tank.

Material Information

SERVICES Oil fired central heating to radiators. Mains water and Septic tank drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band E.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E. (£2,726.50 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS hardening.narrates.offerings

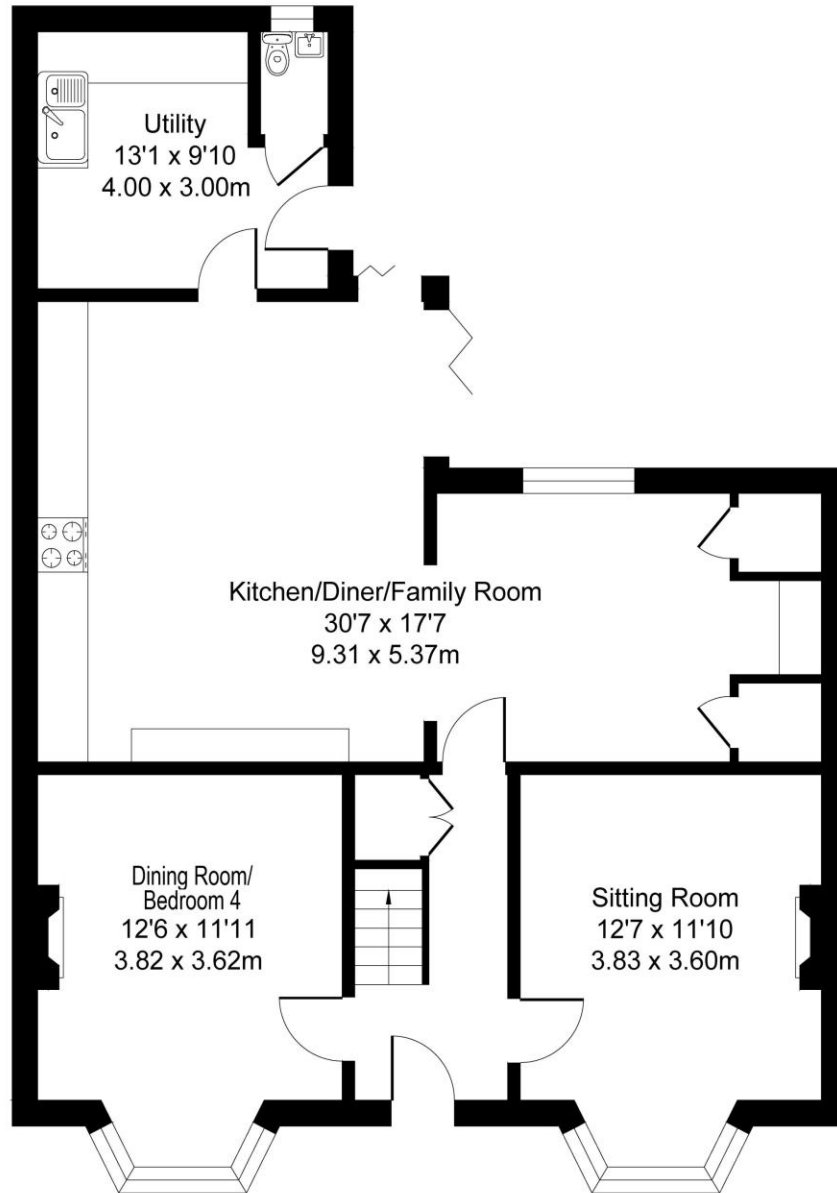
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



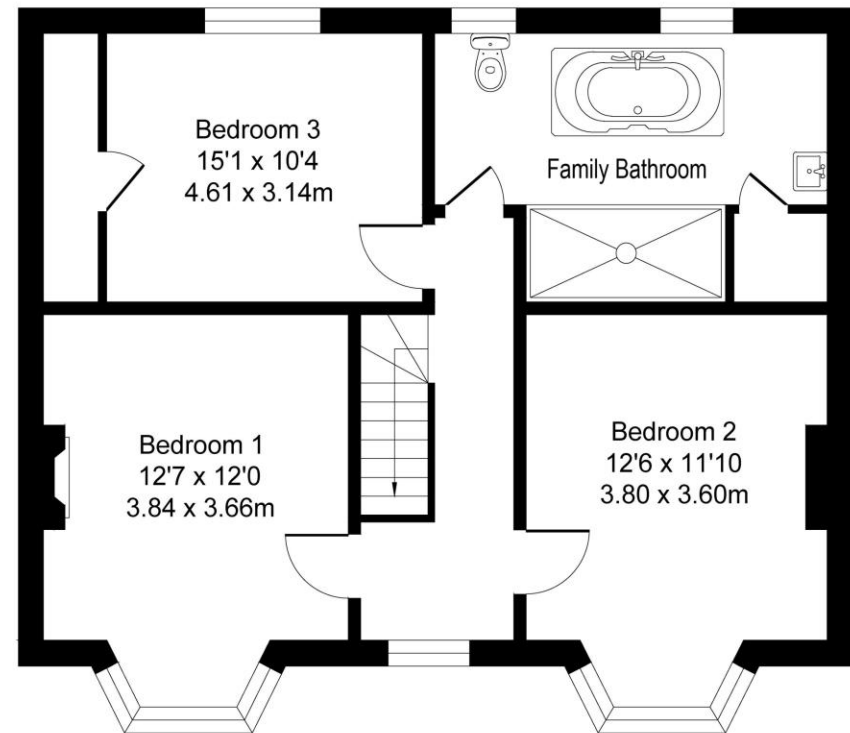
Ground Floor

Area: 83.9 m² ... 903 ft²



First Floor

Area: 67.1 m² ... 722 ft²



Total Area: 151.0 m² ... 1625 ft²

All Measurements are approximate and for display purposes only

