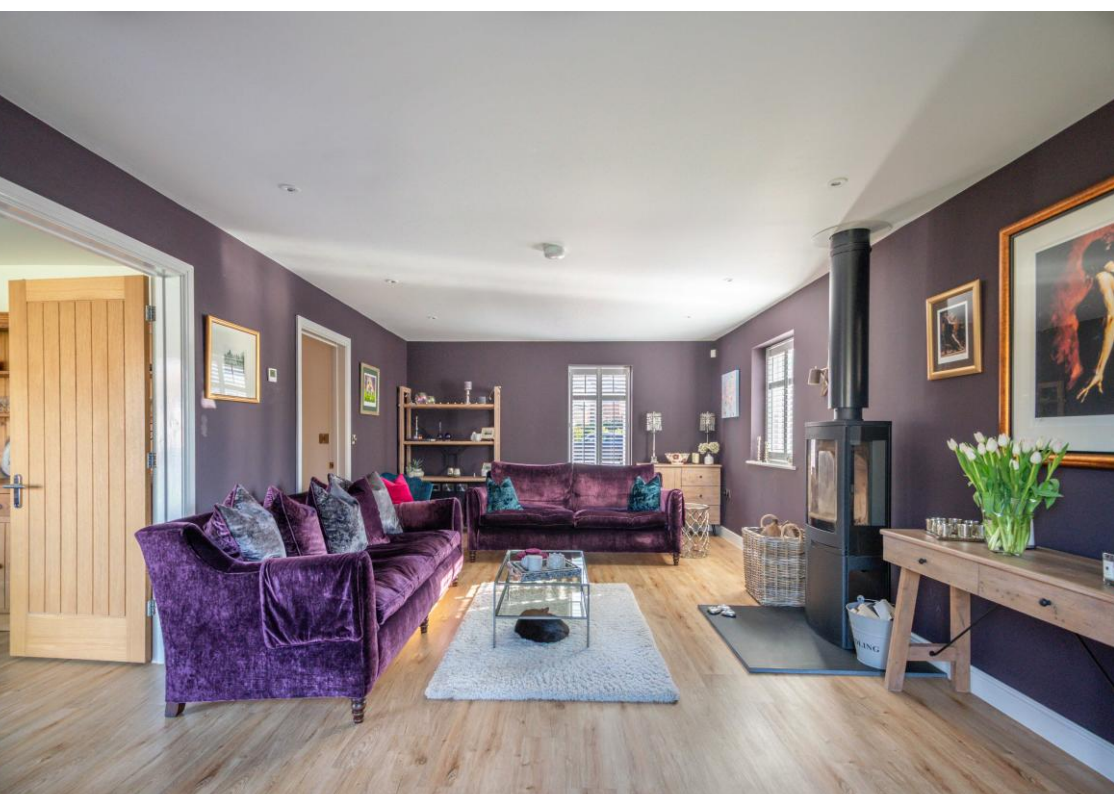




**17 Old Stable Lane,
Kentford, Suffolk**

**DAVID
BURR**



17 Old Stable Lane, Kentford, Newmarket, Suffolk, CB8 7GH

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.

This immaculate and generously sized five-bedroom detached home offers nearly 3,200 sq. ft of luxurious accommodation, set within the highly sought-after Regal Meadows development in Kentford. Combining modern style with impressive proportions, the property features a stunning open-plan kitchen/dining room, while the upper floors host five spacious bedrooms, three of which have ensembles, including the master which occupies the entire second floor. Externally, the property benefits from ample driveway parking, a double garage, and a generously sized rear garden, making it the perfect family home.

An impeccably presented five-bedroom detached home in Kentford, offering nearly 3,200 sq. ft of stylish living space and a generous rear garden.

Ground Floor

ENTRANCE HALL With an oak and glass staircase rising to the first floor and window to the side aspect beside the front door with further doors leading to:

SITTING ROOM Triple aspect with windows to both the front and side aspect, as well as glazed French doors leading to the rear garden, also with a wood-burning stove.

KITCHEN/DINING ROOM A large and open space with a stylishly fitted kitchen comprising fitted units and drawers with stone worktops over and an inset double sink overlooking a window to the side aspect. Integrated appliances include an electric oven, a combi oven, and a five-ring induction hob with an extractor above mounted within the centre island. Wine cooler, fridge freezer and dishwasher with pull-out bin drawer as well as boiling water tap. There is ample dining space with a window to the side aspect as well as a window and sliding doors to the rear garden and a door leading to.

UTILITY ROOM Fitted with matching units and drawers to the kitchen with worktops over and inset sink and drainer, space and plumbing for appliances, and a glazed door leading to the side aspect.

CLOAKROOM Fitted with a vanity sink unit, WC, and frosted window to the front aspect.

First Floor

LANDING A large space with fitted storage as well as a separate airing cupboard and doors leading to

BEDROOM 2 With ample fitted wardrobes, a window to the front aspect, as well as skylights above. Also benefitting from an **ENSUITE** Extensively tiled with a shower cubicle, separate bath, vanity sink unit, WC, heated towel rail, and window to side aspect

BEDROOM 3 A spacious double with windows to both side and rear aspects, also complete with an **ENSUITE** that is extensively tiled with a shower cubicle, hand wash basin, heated towel rail, WC, and window to rear aspect.

BEDROOM 4 further double room with window to rear aspect as well as fitted wardrobes.

BEDROOM 5 Final double bedroom with fitted wardrobes and windows to the side and front aspect.

FAMILY BATHROOM With extensively tiled shower cubicle, separate bath, vanity sink unit, heated towel rail, WC, and frosted window to side aspect.

Second Floor

LANDING With Velux window to the front aspect comprising the

MASTER BEDROOM With windows to both front and rear aspects leading to the **DRESSING ROOM** With two fitted double walk-in wardrobes with windows to the front and rear aspects leading to the **ENSUITE** which is extensively tiled with a double-size shower cubicle, hand wash basin, heated towel rail, WC, and Velux window to the rear aspect.

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Outside

The property is approached via the sizable paved driveway that provides parking for several vehicles and access to the **DOUBLE GARAGE**. The remaining front aspect offers a small plated shrub bed. The rear garden can be accessed by the side gate, which leads to a wraparound paved terrace providing ample dining space. The remainder of the generous rear garden is predominately lawned, with a further terrace area currently housing a hot tub with fully enclosed fencing around it.

Material Information

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

EPC C.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND G (£3,407.88 annually)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

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 but limited data coverage with three.

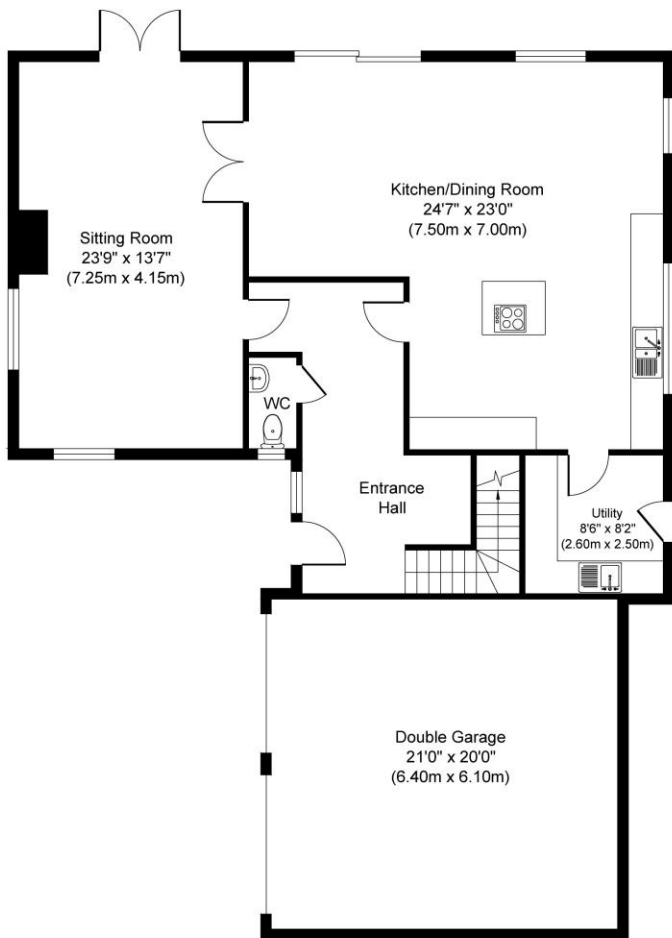
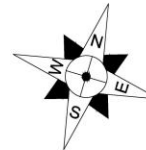
WHAT3WORDS mailings.climber.scanty

VIEWING Strictly by prior appointment only through DAVID BURR.

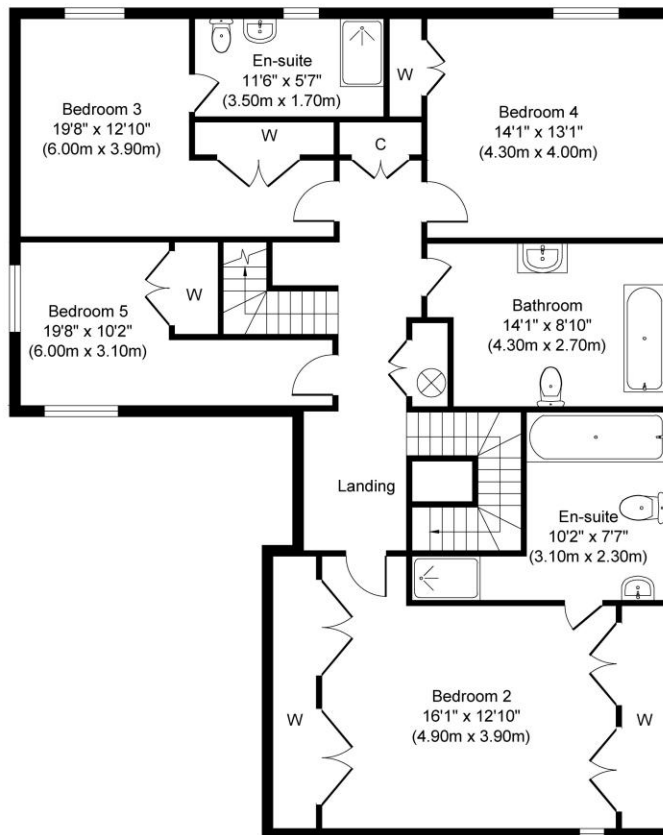
AGENT NOTE All communal green spaces on the development are maintained by a third party, the cost of which is shared between residents. This was circa £600 for 2024.

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.

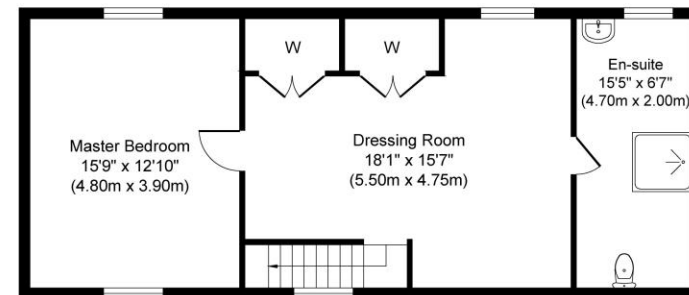




Ground Floor
Approximate Floor Area
1,505 sq. ft
(139.80 sq. m)



First Floor
Approximate Floor Area
1,470 sq. ft
(136.60 sq. m)



Second Floor
Approximate Floor Area
620 sq. ft
(57.60 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.



