



16 Old Stable Lane
Kentford, Suffolk

DAVID
BURR



16 Old Stable Lane, Kentford, 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 to Ipswich and Cambridge (for London), less than a mile away in the neighbouring village of Kennett.

A well-presented and particularly spacious four-bedroom detached house measuring approximately 2,400 sq.ft of accommodation situated in a tucked away position on the popular Regal Meadows development in Kentford. The high-spec accommodation offers modern open plan living in the form of a spacious kitchen/dining room along with a large sitting room which runs the full length of the property. Four double bedrooms, the master of which has an ensuite and a family bathroom complete the accommodation on the first floor. Externally there is driveway parking for two cars with a single garage, and a well-proportioned rear garden with side access and a tool shed.

A spacious and well-presented four-bedroom house in Kentford measuring approximately 2,400 sq.ft of accommodation.

Ground Floor

ENTRANCE HALL A spacious and light entrance with fitted storage, stairs rising to the first floor and doors to:

SITTING ROOM A bright triple aspect room with sliding doors leading to the rear garden terrace and double doors leading through to:

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with stone worktops creating a breakfast bar and an inset sink and drainer. Integrated appliances include a dishwasher, fridge-freezer, double oven, hob and wine-fridge. There is a large separate dining space, a large window to side and rear aspect and patio doors opening to the rear garden terrace as well as a separate door leading from the kitchen to the driveway.

UTILITY ROOM Fitted units and drawers with worktops over and an inset sink and drainer. Space and plumbing for appliances and window to the front and side aspect.

CLOAKROOM Vanity sink unit and WC and window to the side aspect.

First Floor

LANDING With a glass and wood banister, airing cupboard and a walk-in storage cupboard, skylight and loft access. Doors leading to:

MASTER BEDROOM A spacious double with window to the rear aspect, fitted storage and an **ENSUITE** which is fully tiled with a double shower cubicle, wash hand basin, WC, heated towel rail and a frosted window to the rear aspect.

BEDROOM 2 Another comfortable double with fitted wardrobes as well as a window to the rear aspect.

BEDROOM 3 Double bedroom with window to the front aspect and fitted wardrobes.

BEDROOM 4 Final double bedroom with fitted wardrobe and window to the front aspect.

BATHROOM Fully tiled with a walk-in double shower cubicle, sink unit, WC, heated towel rail and frosted window to the rear aspect.

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Outside

The property offers paved driveway parking that in turn leads to the **SINGLE GARAGE**. The remaining front aspect is comprised of areas of lawn with a paved pathway that leads to the side access door into the kitchen and gated access to the rear garden. The west-facing rear garden is predominantly lawned with a paved terrace, a selection of fruit trees and flower beds.

SERVICES Gas fired central heating with underfloor heating on the ground floor. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F. (£3,009.79 per annum).

TENURE Freehold.

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EPC Band C.

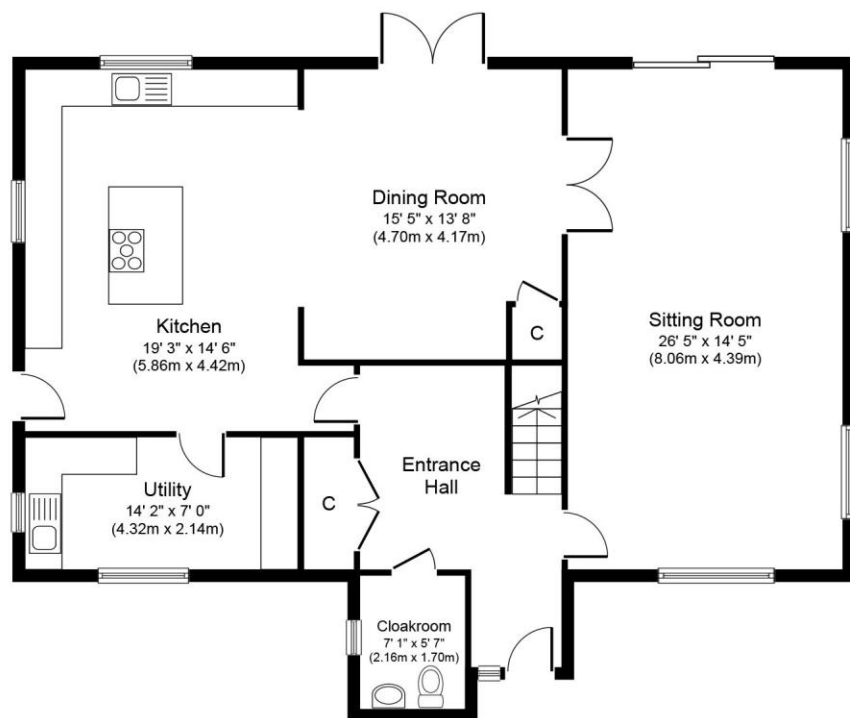
COMMUNICATION SERVICES (Broadband): Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Likely with Three, EE, O2 and Vodafone.

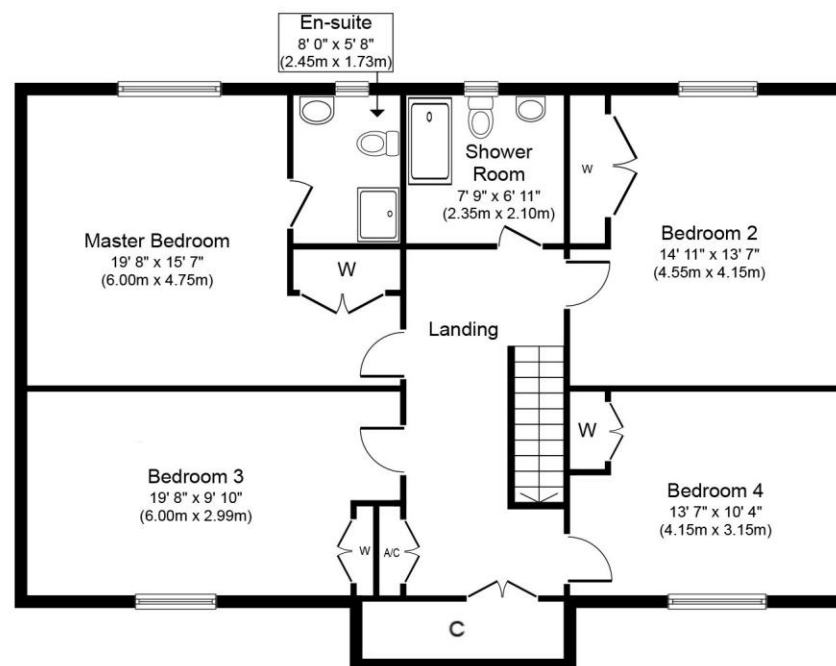
VIEWING by prior appointment only through David Burr estate agents.

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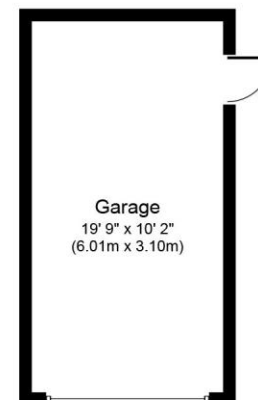




Ground Floor
Approximate Floor Area
1,222 sq. ft.
(113.6 sq. m.)



First Floor
Approximate Floor Area
1,190 sq. ft.
(110.6 sq. m.)



Garage
Approximate Floor Area
201 sq. ft.
(18.6 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.

