



## Mill Villas | Kedington, Suffolk, CB9 7UQ



### Features

- FOUR DOUBLE BEDROOMS
- ENSUITE, BATHROOM & WC
- THREE RECEPTION ROOMS
- STUNNING KITCHEN/DINER
- UTILITY ROOM
- EXPANSIVE GARDEN WITH BEAUTIFUL VIEWS
- EDGE OF VILLAGE LOCATION

This spacious home, located just outside the charming village of Kedington, has been heavily extended to create a wonderful and versatile family home that ticks every box. With four double bedrooms two bathrooms, incredible living space, plenty of parking & beautiful views, a viewing is a must!



## THE PROPERTY

This spacious home, located just outside the charming village of Kedington, has been heavily extended to create a wonderful and versatile family home that ticks every box.

As you approach the property, you are greeted by ample off-road parking for multiple vehicles. Step inside, and the entrance hall welcomes you warmly. Initially, you'll discover the study, a bespoke spot perfect for working from home. Moving further, the entrance hall opens up into a larger space where you'll find a ground floor cloakroom and access to the remainder of the ground floor rooms.

At the front of the property is a family room/playroom, providing a flexible space for various activities. Next, you'll find the utility room, equipped with space and plumbing for white goods and offering convenient access to the garden. The lounge is a wonderful space with views over the garden at the rear, providing a cosy and relaxing environment.

Lastly, on the ground floor, you'll find an incredible open-plan kitchen/diner. This area is flooded with light from windows on three sides and features a fabulous range of units with stone worktops, twin integrated ovens with a gas hob, space for an American-style fridge/freezer, and an integrated dishwasher. This kitchen is truly the heart of the home, perfect for family gatherings and entertaining guests.

Travel upstairs, and you'll find four extremely spacious bedrooms, including an ensuite to the master bedroom with wonderful views to the rear. The family bathroom serves the remaining three bedrooms, ensuring ample convenience for the whole family.





Step outside, and you'll discover an expansive garden, perfect for families. This outdoor space features multiple seating areas, a lush lawn, and mature trees, providing a serene and private environment for outdoor activities and relaxation.

This versatile and spacious family home near Kedington village is an ideal choice for those seeking a perfect blend of comfort, convenience, and style.

#### **ENTRANCE HALL**

#### **STUDY**

11' 1" x 9' 10" (3.4m x 3.0m)

#### **WC**

#### **KITCHEN/DINER**

25' 11" x 9' 6" (7.9m x 2.9m)

#### **LOUNGE**

15' 1" x 13' 5" (4.6m x 4.1m)

#### **FAMILY ROOM**

13' 9" x 10' 9" (4.2m x 3.3m)

#### **UTILITY ROOM**

9' 10" x 8' 2" (3.0m x 2.5m)

#### **BEDROOM**

14' 1" x 10' 7" (4.3m x 3.25m)

#### **ENSUITE**

#### **BEDROOM**

10' 9" x 8' 2" (3.3m x 2.5m)

#### **BEDROOM**

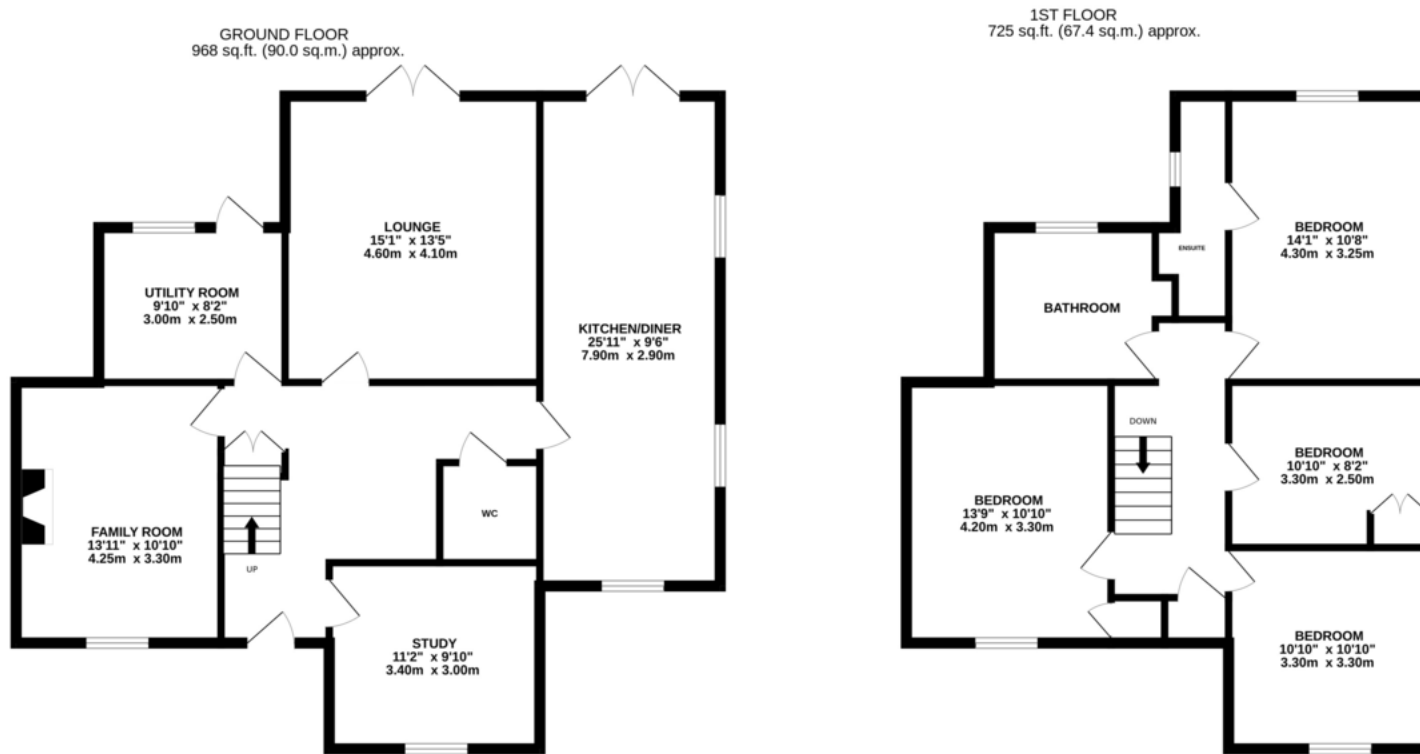
10' 9" x 10' 9" (3.3m x 3.3m)

#### **BEDROOM**

13' 9" x 10' 9" (4.2m x 3.3m)

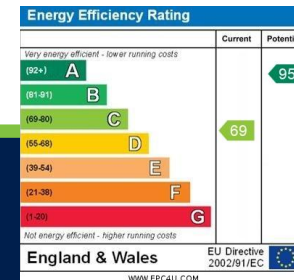
#### **BATHROOM**





TOTAL FLOOR AREA: 1694 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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