

### Summary

Spacious four double bedroom family home situated in the sought-after village of Kedington, conveniently located near amenities and a primary school. Ideal for family living, this property offers ample space and comfort in a popular residential area, as well as garage, garden & conservatory.

## Description

Approximate Room Sizes ENTRANCE HALL Wall mounted gas boiler installed 2020. Stairs to first floor, radiator.

**CLOAKROOM** Window to side. WC (saniflow) & wash basin. radiator.

**LOUNGE** 16' 11" x 15' 5" (5.18m x 4.7m) Window to front, radiator, electric fireplace.

**KITCHEN/DINER** 22' 2" x 12' 5" (6.76m x 3.81m) Window to rear & French doors to conservatory. The kitchen offers an expansive range of base & eye level units with worktops over, inset sink & drainer. Space for range cooker with extractor hood above. Integrate dishwasher, fitted water softener. Space for washing machine, tumble dryer & fridge/freezer.

**CONSERVATORY** 9' 4" x 8' 5" (2.87m x 2.59m) French doors to garden.

**LANDING** Loft access, window to side, airing cupboard.

**BEDROOM** 13' 5" x 8' 3" (4.11m x 2.54m) Window to front, radiator, built in wardrobes.

**BEDROOM** 12' 6" x 12' 0" (3.83m x 3.68m) Window to side & rear, radiator.

**BEDROOM** 13' 5" x 11' 1" max (4.11m x 3.38m) Window to front, cupboard, radiator.

**BEDROOM** 10' 0" x 9' 1" (3.05m x 2.77m) Window to rear, radiator.

**BATHROOM** Velux window, suite comprising panel bath with shower over, WC, wash basin, radiator.

**OUTSIDE** The property fronts onto a green with a lawned front garden. The rear garden is enclosed by fencing with paved patio area, remainder mainly laid to lawn with gated rear access. To the rear of the property is a single garage & driveway.

## **Additional Information**

Local Authority – West Suffolk Council Council Tax Band – C Tenure – Freehold Services – All mains services Post Code – CB9 7PH

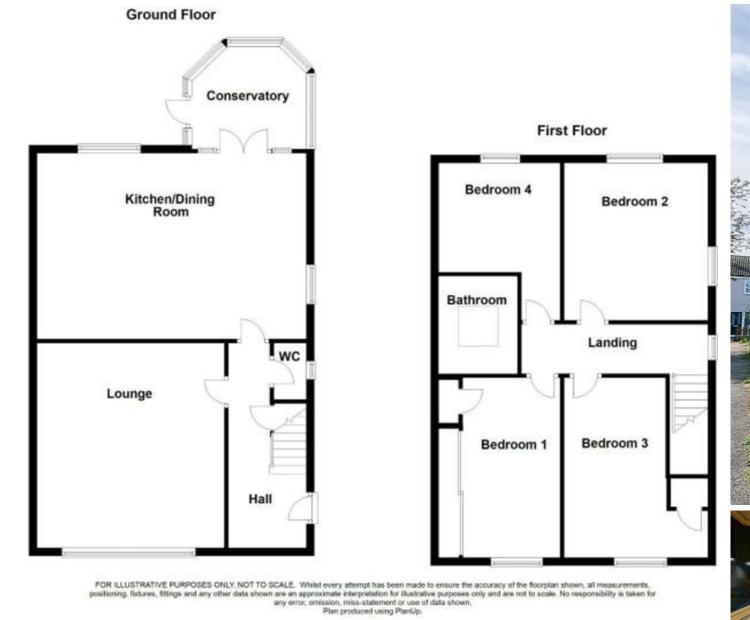




Viewings by appointment Bychoice Estate Agents Tel: 01440 768919

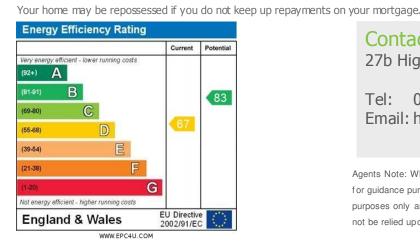


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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## £295,000

- FOUR BEDROOMS
- CLOSE TO VILLAGE AMENITIES
- PLENTY OF LIVING SPACE •
- GARAGE & DRIVEWAY •
- PRIVATE GARDEN
- IDEAL FAMILY HOME •
- MUST BE VIEWED