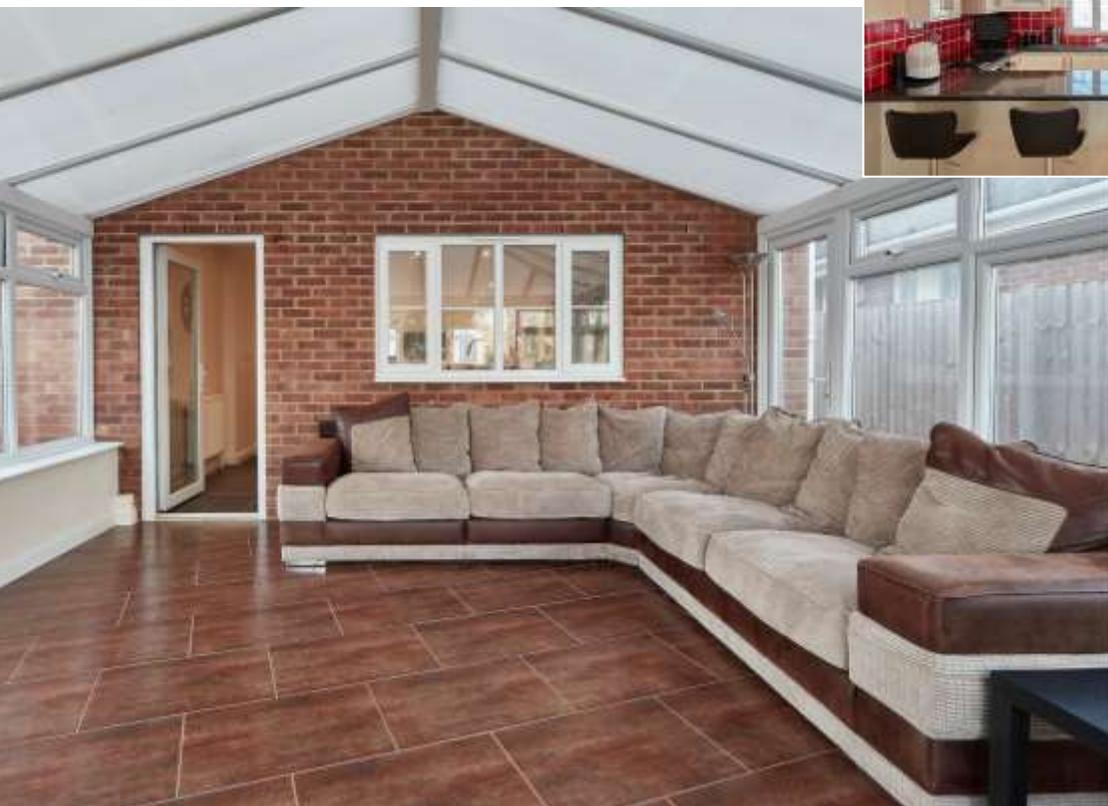




**72a Station Road
Kennett, Suffolk**

**DAVID
BURR**



72a Station Road, Kennett, Newmarket, Suffolk CB8 7QF

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 good range of local amenities including 2 public houses, a church, a village store/Post Office, petrol station, village hall, recreation field, primary school and railway station.

A charming and spacious three/four bedroom detached home situated within the ever popular village of Kennett. The property enjoys versatile and sizeable accommodation throughout and boasts a modern and impressive finish. Externally benefitting from gated driveway parking, a detached garage and a peaceful rear garden with stunning paddock views.

A well-presented three/four bedroom detached home situated within Kennett village.

ENTRANCE PORCH Tiled floor, windows to front aspect and a door leading to the:

ENTRANCE HALL Tiled floor.

CLOAKROOM Wash hand basin, WC, tiled floor and window to front aspect.

SITTING/DINING ROOM A large and light area with two windows to front aspect and open to the:

KITCHEN With fitted units, worktops over and an inset sink and drainer. Integrated appliances include a cooker, hob, washing machine, fridge and freezer. Tiled floor and window to rear aspect.

CONSERVATORY Tiled floor, French doors to rear aspect and windows to both sides and rear aspects.

STUDY/BEDROOM 4 Window to rear aspect.

First Floor

LANDING A light area with an airing cupboard, eaves storage and a 'Velux' window.

MASTER BEDROOM A large room divided into two areas of a bedroom and a dressing room, with two windows to front aspect and fitted wardrobes. **EN-SUITE** Extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC and a window to front aspect.

BEDROOM 2 Window to rear aspect.

BEDROOM 3 Window to rear aspect.

FAMILY BATHROOM Extensively tiled with a bath with a shower over, wash hand basin, heated towel rail, WC, eaves storage and a 'Velux' window.

Outside

The property is approached through timber four bar gates which open to the large gravelled driveway which provides parking for several vehicles and access to the **DETACHED GARAGE**. The rear garden is predominantly lawned with a terrace and enjoys stunning views across paddock land to the rear.

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SERVICES: Oil fired central heating, mains water, electricity and drainage.

Note: None of which have been tested by the agent.

LOCAL AUTHORITY: East Cambridgeshire District Council.

EPC: Tbc.

VIEWING: Strictly by prior appointment only through David Burr.





Ground Floor
Approximate Floor Area
1,109 sq. ft.
(103.0 sq. m.)



First Floor
Approximate Floor Area
786 sq. ft.
(73.0 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. 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.

