



1 Kings Hill
Kedington, Suffolk

**DAVID
BURR**

1 Kings Hill, Kedington, Haverhill, Suffolk CB9 7NA

Kedington is a popular village located to the west of Clare approximately 4 miles, with easy access to Haverhill and Cambridge beyond (20 miles). The village has a number of facilities including shops, pubs and a school and is surrounded in part by open countryside.

A charming and extended four bedroom semi-detached property situated within a stone's throw of the village amenities, recreational playing fields and public house offering tastefully presented, generously proportioned living accommodation, including a particularly well designed open-plan kitchen/family room.

A charming, well presented property situated within a stone's throw of the village amenities.

Entrance into:

PORCH With quarry tile flooring, staircase to the first floor and doors leading through to:

KITCHEN/BREAKFAST ROOM A light and spacious open-plan space with a range of built-in wall and base units under solid worktop with chrome sink inset. Integrated appliances include a Rangemaster oven with five ring gas hob. Space and plumbing for a slimline dishwasher, fridge/freezer. Utility cupboard with space and plumbing for a washing machine and tumble drier. Pantry cupboard and an opening through to the **family area** with plenty of space for a dining table and chairs, bi-fold doors lead to the garden and a door to the side.

SITTING ROOM A charming reception room with outlook to the front aspect, fireplace featuring a log burning stove inset, fitted shelving and storage into the recesses, picture rail and opening through to the:

GAMES ROOM With plenty of space for the children's toys and door opening to the garden.

First Floor

LANDING With access to the roof space and rooms off.

MASTER BEDROOM Built into the rear extension with outlook to the rear. A spacious double bedroom vaulted to the ceiling with **En-Suite** comprising tiled shower cubicle, vanity sink unit, WC and heated towel rail.

BEDROOM 2 A spacious double bedroom with outlook to the side and overstairs storage cupboard.

BEDROOM 3 Another double bedroom with outlook to the front aspect.

BEDROOM 4 With outlook to the rear.

BATHROOM Stylishly fitted with a panelled bath with shower over, vanity sink unit, WC, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via a driveway providing parking for multiple vehicles in turn leading to the front garden which is predominantly lawned with a range of mature trees and shrubs and pathway leading to the front door. A side access leads through to the rear of the property with an extensive side terrace and paved dining terrace to the rear, set adjacent to an area of traditional lawn with mature borders and **Garage** with light and power connected.

1 Kings Hill, Kedington, Haverhill, Suffolk CB9 7NA

SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

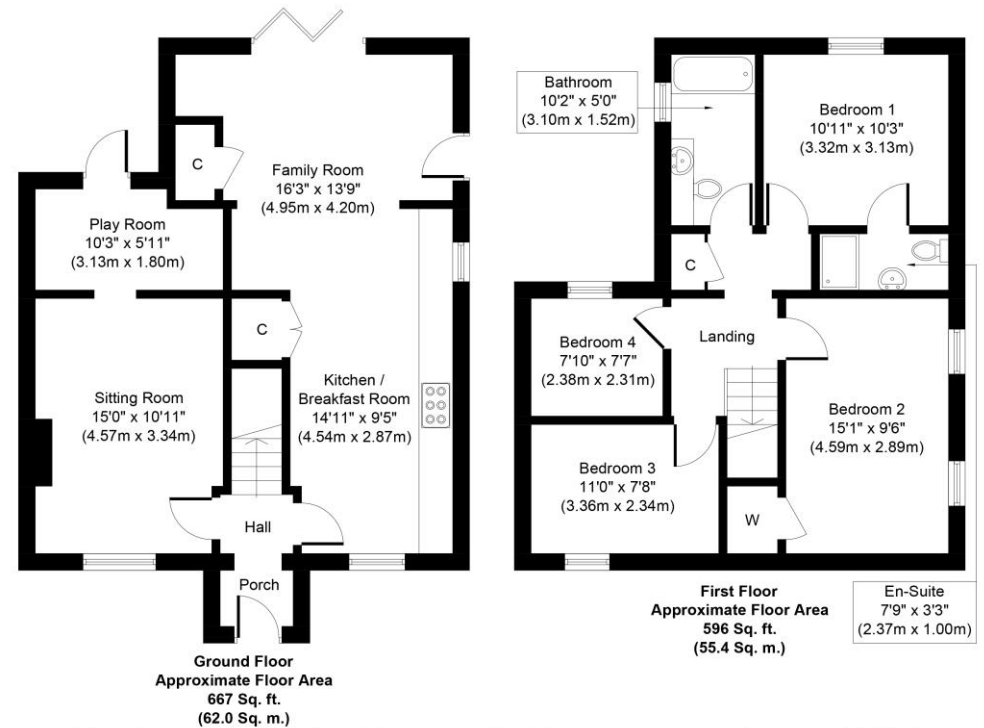
LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: C. £1,772.10 per annum.

EPC RATING: TBC.

WHAT THREE WORDS DIRECTIONS: .

VIEWING: Strictly by prior appointment through DAVID BURR.

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.



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.
Copyright V360 Ltd 2023 | www.houseviz.com

