



2 The Old School Cottages
Kedington, Suffolk

**DAVID
BURR**

2 The Old School Cottages, School Road, Kedington, Suffolk, CB9 7QT

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.

Converted from a Victorian School House, this charming character property features exposed beams, brickwork and offers well-proportioned living accommodation with secure gated parking and a large rear garden backing onto Meadow. Situated within walking distance of the many amenities this well served Suffolk village has to offer.

A charming conversion of a Victorian school building with secure gated parking and large garden.

Entrance into:

SITTING ROOM A spacious reception room with original school flooring, outlook to the front and staircase rising to the first floor with storage beneath.

KITCHEN/BREAKFAST ROOM Fitted with a range of wall and base units under Granite worktop with butler sink inset. Integrated appliances including an electric oven and four ring gas hob with extractor over, fridge freezer whilst there is space and plumbing for a washing machine and dishwasher. Plenty of space for a dining table and chairs, tiled flooring and French doors to the terrace.

CLOAKROOM With WC & wash hand basin and exposed brickwork.

First Floor

LANDING With rooms off.

BEDROOM 1 A spacious double bedroom with Juliet balcony, and En-suite comprising tiled shower cubicle, pedestal sink, WC and extensively tiled walls and floor.

BEDROOM 2 Another spacious double bedroom with outlook to the front, over stair storage cupboard and recess.

BEDROOM 3 With exposed timbers and roof window.

BATHROOM With panelled bath, pedestal sink unit, WC, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via secure electric gates leading to an extensive parking area with designated parking for the 4 properties in-situ and allocated parking for 2 vehicles for 2 The Old School Cottages. To the rear of the property there is an expanse of traditional lawn with mature fenced boundaries, a paved dining terrace, and raised bed.

TENURE: Freehold

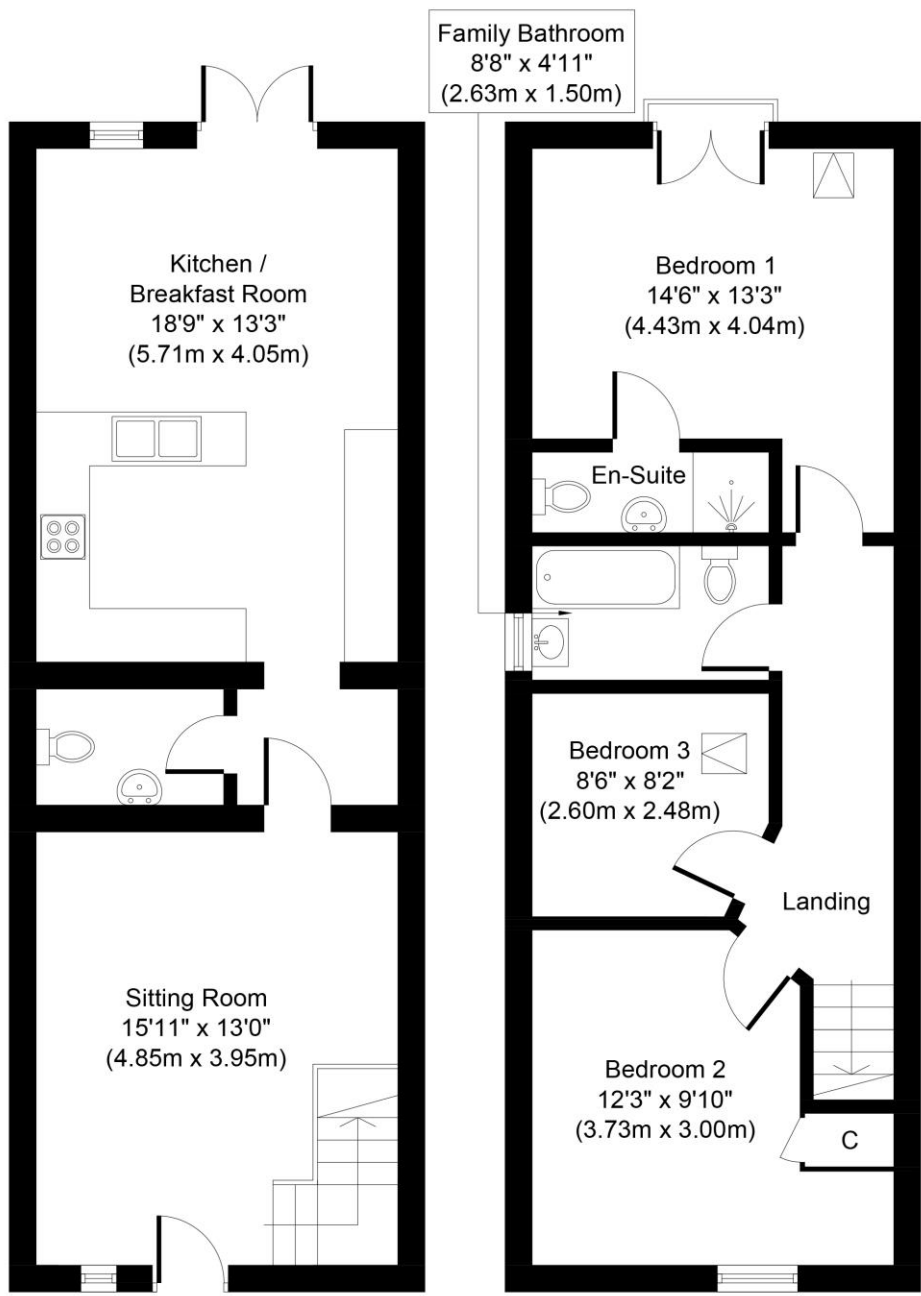
SERVICES: Main drains, electricity, and gas-fired heating. NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council – 01284 763233

COUNCIL TAX BAND: C. £1,845.51 per annum.

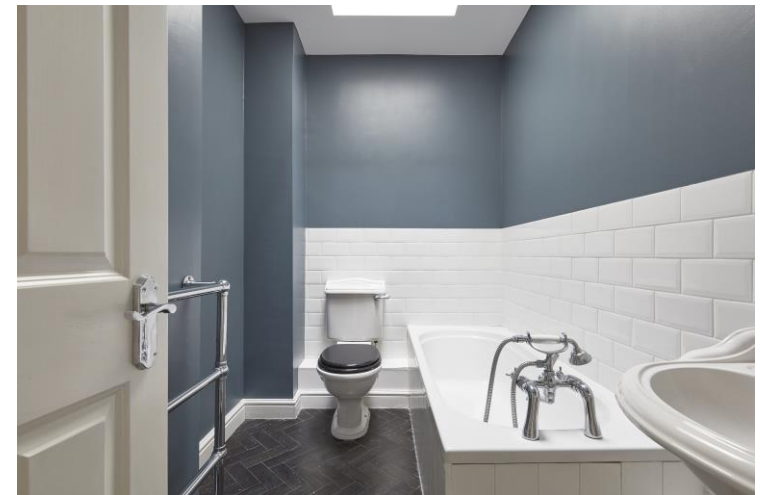
EPC RATING: C.

VIEWING: Strictly by appointment through David Burr – 01787 277811.



Ground Floor
Approximate Floor Area
545 Sq. ft.
(50.6 Sq. m.)

First Floor
Approximate Floor Area
545 Sq. ft.
(50.6 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.

