



**4 Old Stable Lane
Kentford**

**DAVID
BURR**



4 Old Stable Lane, Kentford, Suffolk, CB8 7GH

Kentford is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

An abundantly impressive, stylish and hugely spacious five-bedroom detached house measuring close to 3,200 sq.ft of accommodation within the popular Regal Meadows development in Kentford. The property offers a flawless style throughout, with size and space boasted within each room. The accommodation offered comprises an entrance hall sitting room, large kitchen/dining room, utility room, cloakroom, five bedrooms and four bathrooms. Externally boasting ample driveway parking, a double garage and a south-facing rear garden.

A flawless five-bedroom detached house in Kentford measuring close to 3,200 sq.ft of accommodation with a south-facing rear garden.

ENTRANCE HALL With an oak and glass staircase rising to the first floor, window to side aspect beside the front door.

SITTING ROOM Windows to both front and side aspects, an inset wood burning stove, French doors leading to the rear garden terrace and internal French doors leading to the:

KITCHEN / DINING ROOM A large and open space with a stylishly fitted kitchen with fitted units and drawers with stone worktops over and an inset double sink. Integrated appliances include a double oven, hob, wine cooler, fridge, freezer and dishwasher. Ample dining space, a seating area, windows to side and rear aspects with large sliding doors opening to the rear garden terrace.

UTILITY ROOM Fitted units and drawers with worktops over and an inset sink and drainer. Space and plumbing for appliances and window to side aspect.

CLOAKROOM Vanity sink unit, WC and window to front aspect.

First Floor

LANDING A large space with fitted storage and an airing cupboard.

BEDROOM 2 Ample fitted wardrobes, window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, bath, vanity sink unit, WC, heated towel rail and window to side aspect.

BEDROOM 3 Windows to both rear and side aspects and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.

BEDROOM 4 Windows to side and rear aspects with fitted wardrobe.

BEDROOM 5 Windows to front and side aspects with fitted wardrobe.

BATHROOM Extensively tiled with a shower cubicle, vanity sink unit, bath, heated towel rail, WC and window to side aspect.

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Second Floor

LANDING Window to front aspect.

MASTER BEDROOM Windows to both front and rear aspects and leading to the:

DRESSING ROOM With two fitted walk-in wardrobes, window to rear aspect and leading to the:

ENSUITE which is extensively tiled with a double sized shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.

Outside

The property is approached via the sizeable paved driveway that provided parking for several vehicles and access to the **DOUBLE GARAGE**. The remaining front aspect offers a small shrub bed. The rear garden is almost exactly south-facing and predominately lawned with a large paved terrace, low level planted trees and newly planted lavender.

SERVICES Gas fired central heating with underfloor heating on the ground floor. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND G.

TENURE Freehold.

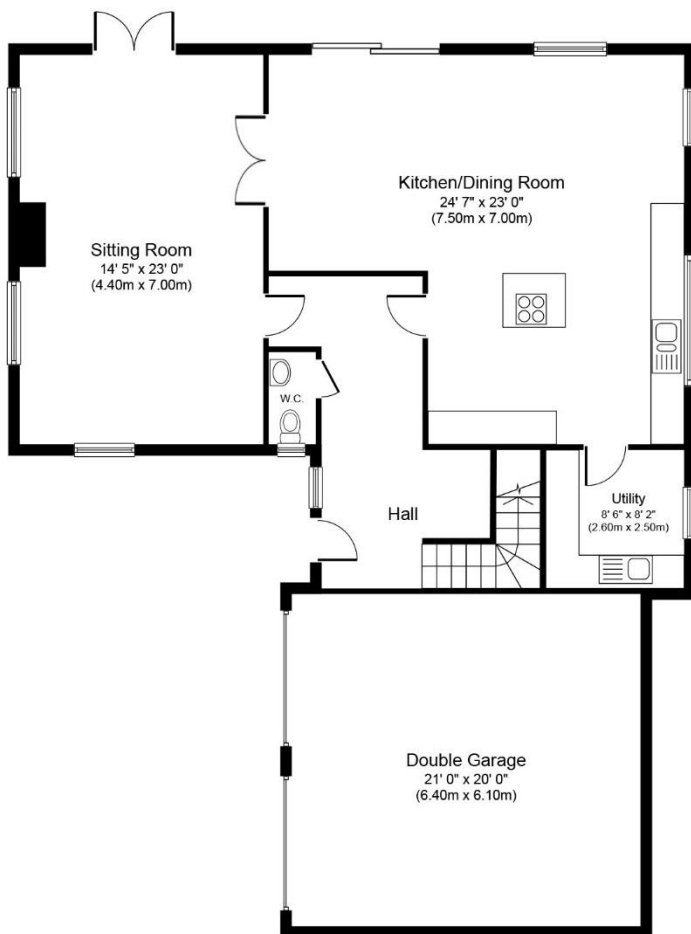
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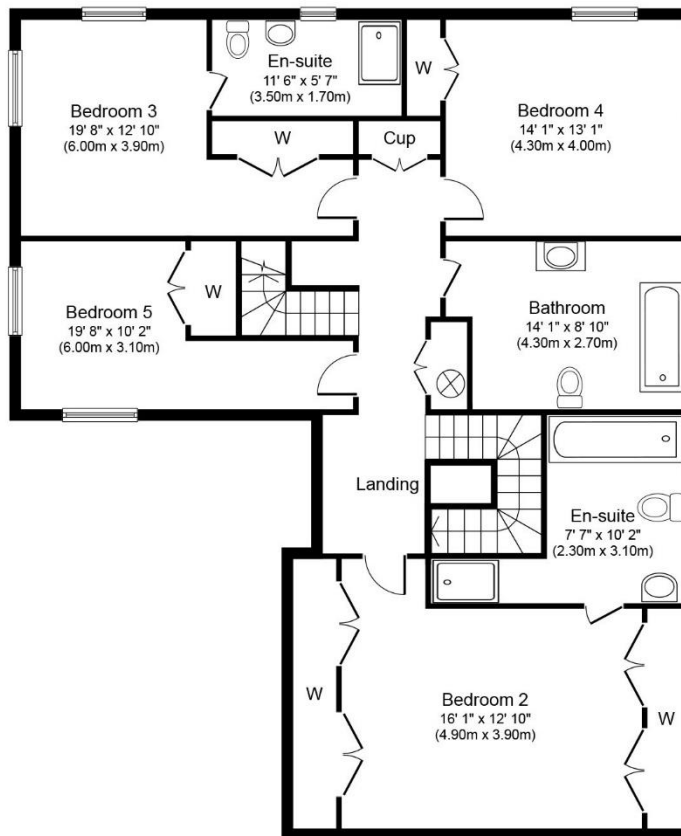
AGENTS NOTE All communal green spaces on the development are maintained by a third party, the cost of which is shared between residents. This was circa £600 for 2023.

VIEWING by prior appointment only through David Burr estate agents.

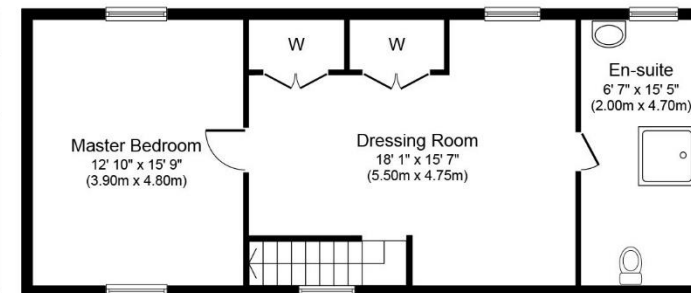




Ground Floor
Approximate Floor Area
1,505 sq. ft.
(139.8 sq. m.)



First Floor
Approximate Floor Area
1,470 sq. ft.
(136.6 sq. m.)



Second Floor
Approximate Floor Area
620 sq. ft.
(57.6 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.

