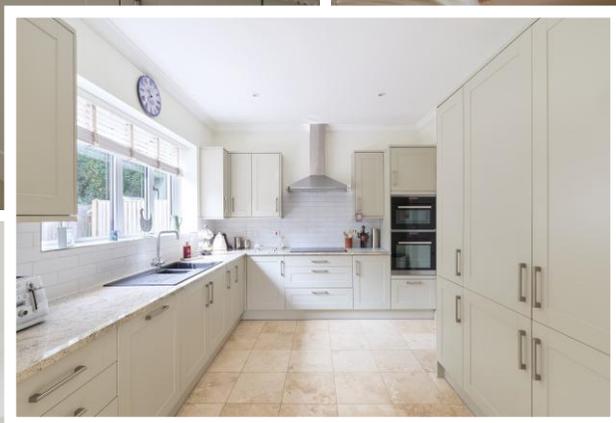




DAVID
BURR

**Villa Cavallo, Langtry Park
Kentford, Suffolk**



Villa Cavallo, Langtry Park, Gazeley Road, Kentford, Suffolk, CB8 7QA

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 with integral Post Office and two local village public house/restaurant. Kentford also provides excellent access to the A11 and A14, with Cambridge Science Park being just a 20-minute drive away and rail links less than a mile away in the neighbouring village of Kennett.

This high-specification, individual detached modern home is situated in a quiet, tucked-away location within walking distance of amenities. The property offers light and spacious living accommodation, finished to an exceptional standard, including an impressive triple-aspect sitting room with fireplace and an open-plan kitchen/living area which opens to the rear garden. Approached by a private block-paved driveway, the property offers extensive parking, a double garage, and landscaped, partly walled enclosed gardens incorporating a summer house and glazed verandah.

A spacious detached modern home situated in a quiet, tucked-away location convenient for local amenities.

Ground Floor

ENTRANCE LOBBY In turn, with glazed door leading to the:

ENTRANCE HALL A spacious and welcoming hallway with coats cupboard and doors leading through to the drawing room and dining room.

INNER HALL With stairs rising to the first floor and a library area beneath.

SITTING ROOM An impressive double-aspect room featuring an attractive fireplace with multi-fuel stove and door opening to the garden.

DINING ROOM Double aspect with tiled flooring.

KITCHEN/BREAKFAST/FAMILY ROOM The hub of the home, extensively fitted with a range of units under granite worktops, with a one-and-a-half bowl sink inset with water filtered drinking tap. Appliances include a microwave and combination oven, full height integrated fridge and full height freezer, dishwasher, and five-ring ceramic hob. The kitchen opens through to the dining area, with pocket doors into the sitting room, which is open plan to a charming sitting area with lantern light and French doors leading to the rear garden.

UTILITY ROOM Fitted with further units under granite worktops, with a sink and drainer inset, and space and plumbing for a washing machine and tumble dryer. Door leading to the side.

CLOAKROOM Fitted with a WC, wash basin, and a cupboard housing the pressurised water cylinder.

First Floor

LANDING Flooded with natural light through an impressive lantern and featuring an airing cupboard and an additional storage cupboard.

PRINCIPAL BEDROOM A light, double-aspect room featuring built-in wardrobes and a glazed door opening onto the balcony overlooking the rear garden. Leading to the **DRESSING ROOM** with wall-to-wall built-in wardrobes and further leading to the **ENSUITE** which is stylishly fitted with a white WC, wash basin, bath, tiled shower cubicle, and a heated towel rail.

BEDROOM 2 With outlook to the front and fitted wardrobes. Door to the **ENSUITE** fitted with a WC, wash basin, tiled shower cubicle, and heated towel rail.

BEDROOM 3 With outlook to the rear and fitted wardrobes. Door to the **ENSUITE** fitted with a WC, wash basin, bath with shower over, and a heated towel rail.

Outside

The property is situated in a quiet, tucked-away location within walking distance of amenities, approached by a block-paved driveway serving only three properties. To the front, there is parking for three vehicles, with additional parking in front of the **DOUBLE GARAGE**, which features an electric up-and-over door, lighting, power, boiler serving the radiators, and a water softener.

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The rear gardens are a true asset to the property, being partly walled and offering extensive paved dining areas ideal for alfresco entertaining. This includes a south-facing covered verandah to the rear. The remainder of the garden is predominantly lawned, with mature beds, borders, trees, and shrubs, while also incorporating a summer house with light and power, as well as a garden shed.

Material Information

SERVICES Oil fired central heating to radiators and underfloor heating to the ground floor. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND F. (£3,151.62 per annum)

EPC B.

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

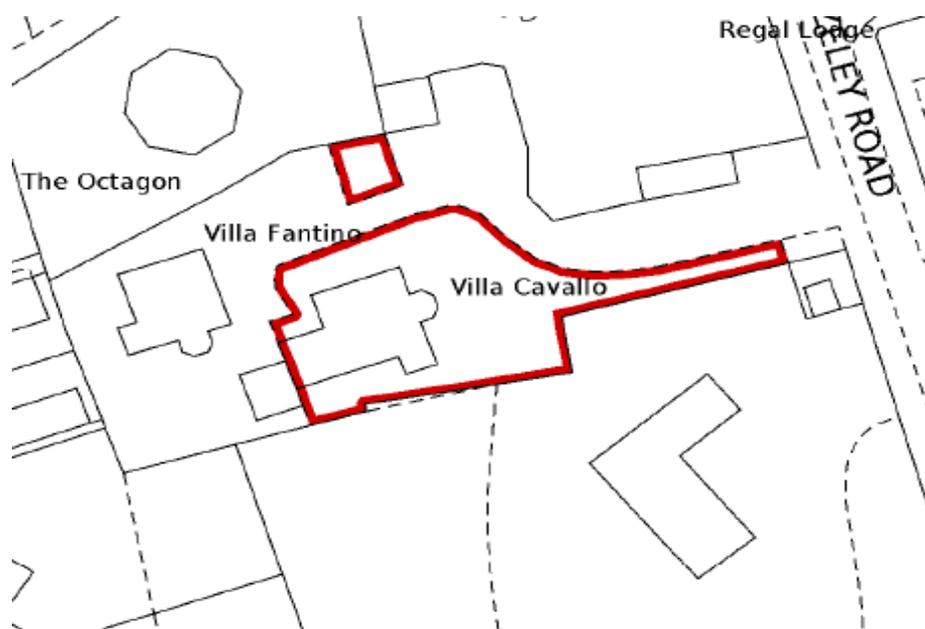
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

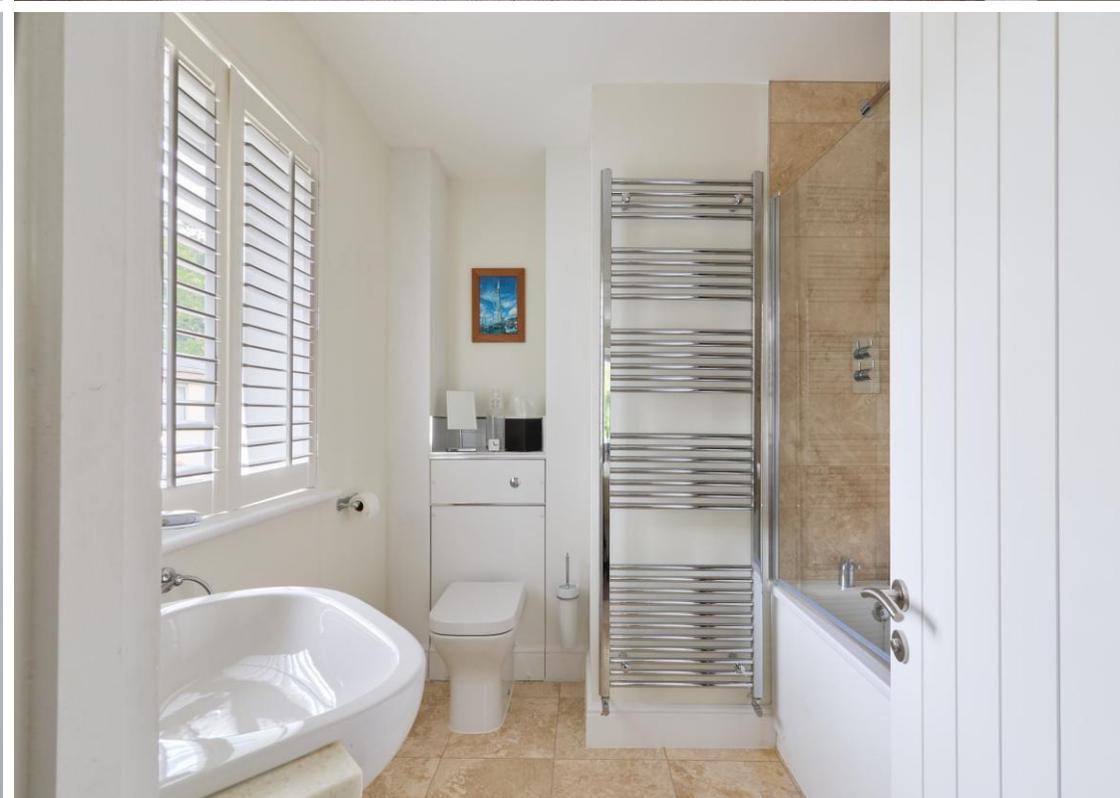
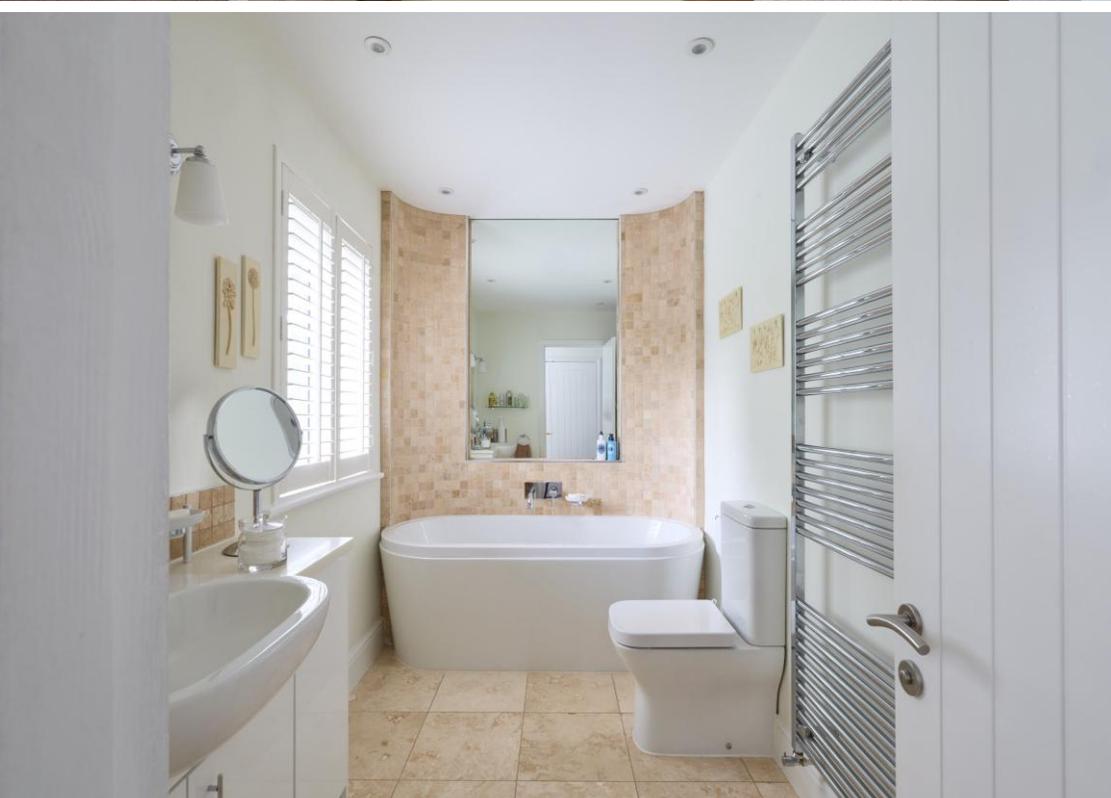
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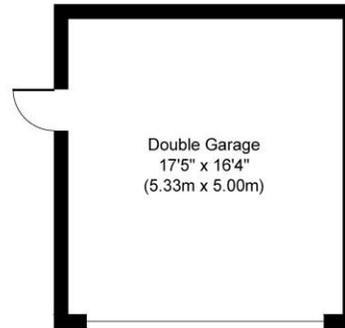
AGENT NOTE A management charge of approximately £200 per annum applies

VIEWING Strictly by prior appointment only 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.

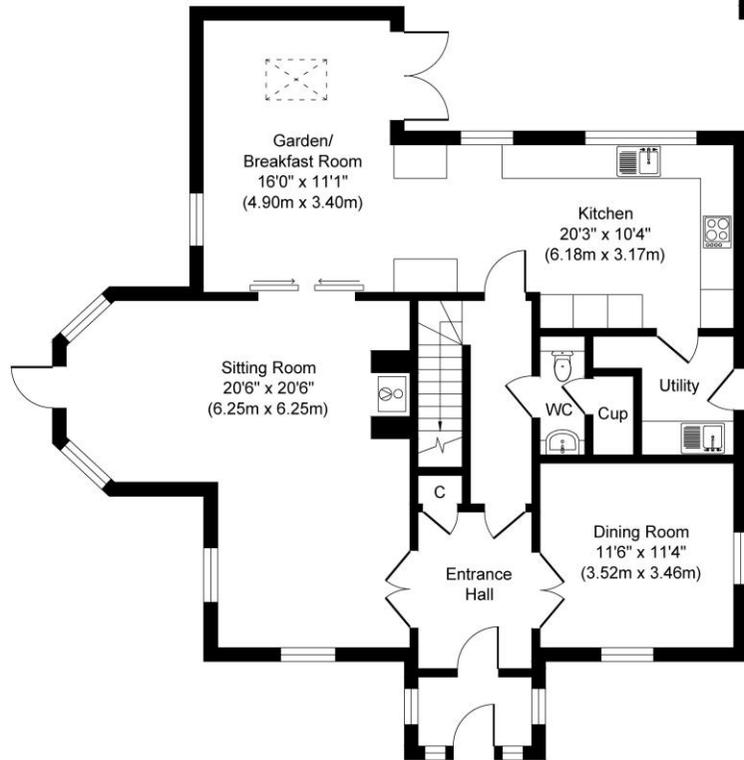






Double Garage
17'5" x 16'4"
(5.33m x 5.00m)

Garage
Approximate Floor Area
280 sq. ft
(26.00 sq. m)



Garden/
Breakfast Room
16'0" x 11'1"
(4.90m x 3.40m)

Kitchen
20'3" x 10'4"
(6.18m x 3.17m)

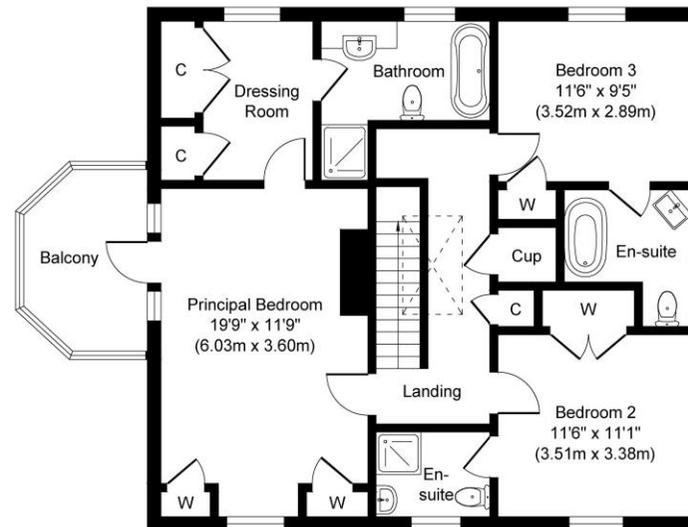
Sitting Room
20'6" x 20'6"
(6.25m x 6.25m)

Utility
WC
Cup

Dining Room
11'6" x 11'4"
(3.52m x 3.46m)

Entrance
Hall

Ground Floor
Approximate Floor Area
1133 sq. ft
(105.28 sq. m)



Principal Bedroom
19'9" x 11'9"
(6.03m x 3.60m)

Dressing
Room

Bathroom

Bedroom 3
11'6" x 9'5"
(3.52m x 2.89m)

Balcony

W

Cup

En-suite

Landing

C

W

En-suite

Bedroom 2
11'6" x 11'1"
(3.51m x 3.38m)

First Floor
Approximate Floor Area
926 sq. ft
(86.05 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.



