



**25 Larnach Drive,
Kentford, Suffolk**

**DAVID
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25 Larnach Drive, Kentford, Newmarket, Suffolk, CB8 7RF

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 range of local amenities including public houses, a village store/Post Office, recreation field, primary school and railway station. The new Kennett Garden Village development will bring additional amenities in the coming years including a secondary school.

This well-presented four-bedroom, two-ensuite detached family home offers 1,400 sq. ft of accommodation and sits in a tucked-away position at the end of a quiet cul-de-sac. Thoughtfully extended and upgraded by the current owners, the property now features additional, versatile living space on the ground floor, including a bright dining/family room to the rear. Outside, it benefits from ample off-road parking, an integral garage, and mature, landscaped rear gardens.

A spacious and extended four-bedroom detached home in a quiet cul-de-sac, featuring two ensembles, versatile living space, garage, ample parking, and landscaped gardens.

Ground Floor

ENTRANCE HALL Finished with Amtico flooring, the entrance hall features stairs rising to the first floor with useful storage beneath. Doors lead to:

CLOAKROOM Fitted with a WC and hand wash basin.

SITTING ROOM A spacious yet cosy reception room with a feature electric fireplace and a window overlooking the front aspect.

KITCHEN/BREAKFAST ROOM Well-appointed with a range of matching base and wall units, topped with work surfaces and an inset sink with mixer tap. Integrated appliances include a double electric oven, induction hob with extractor above, fridge/freezer, and dishwasher. A freestanding breakfast bar offers additional storage and workspace. Open through to the:

DINING/FAMILY ROOM Added by the current owners, this bright and versatile space enjoys Velux windows, French doors opening to the rear garden, and a side window, making it ideal for family living or entertaining.

UTILITY Provides further storage with a worktop and an integrated washing machine, along with an additional cupboard. An internal door leads into the GARAGE.

First Floor

LANDING With loft access and an airing cupboard. Doors to:

MASTER BEDROOM A generous double bedroom spanning the full depth of the property, featuring fitted wardrobes and windows to both front and rear. Door to:

ENSUITE Fully tiled and fitted with a double-width shower, WC, hand wash basin, heated towel rail, and a front-facing window.

BEDROOM 2 A comfortable double with fitted wardrobes and access to:

ENSUITE Also fully tiled and featuring a double-width shower, WC, hand wash basin, heated towel rail, and a window to the front aspect.

BEDROOM 3 Another well-proportioned double bedroom with a window overlooking the rear garden.

BEDROOM 4 A single bedroom, currently used as a study by the present owners.

FAMILY BATHROOM Fully tiled and fitted with a bath including hand-held shower attachment, WC, hand wash basin, heated towel rail, and a side window.

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Outside

The outside space is attractively designed, combining mature landscaping with practical features. The front garden adds kerb appeal, complemented by a driveway, additional parking, and a **GARAGE** with front and rear access, light, and power.

The rear garden is a highlight, featuring a lawn, patio, pergola, and sunken seating area surrounded by established plants and trees. Side access and a covered storage area add further convenience.

Material Information

SERVICES Gas fired central heating to radiators. 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 C. (£1,998.41 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick and block construction under tiled roof.

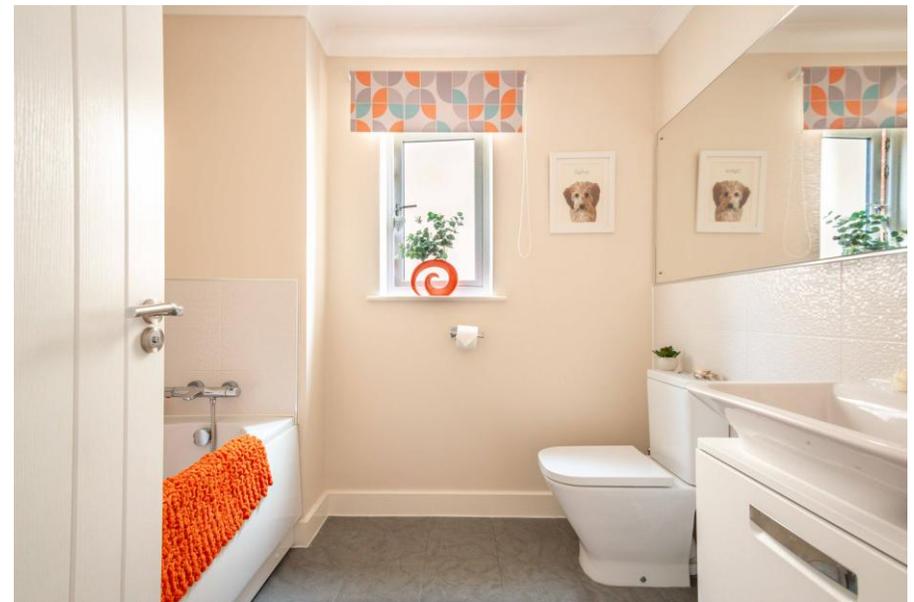
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

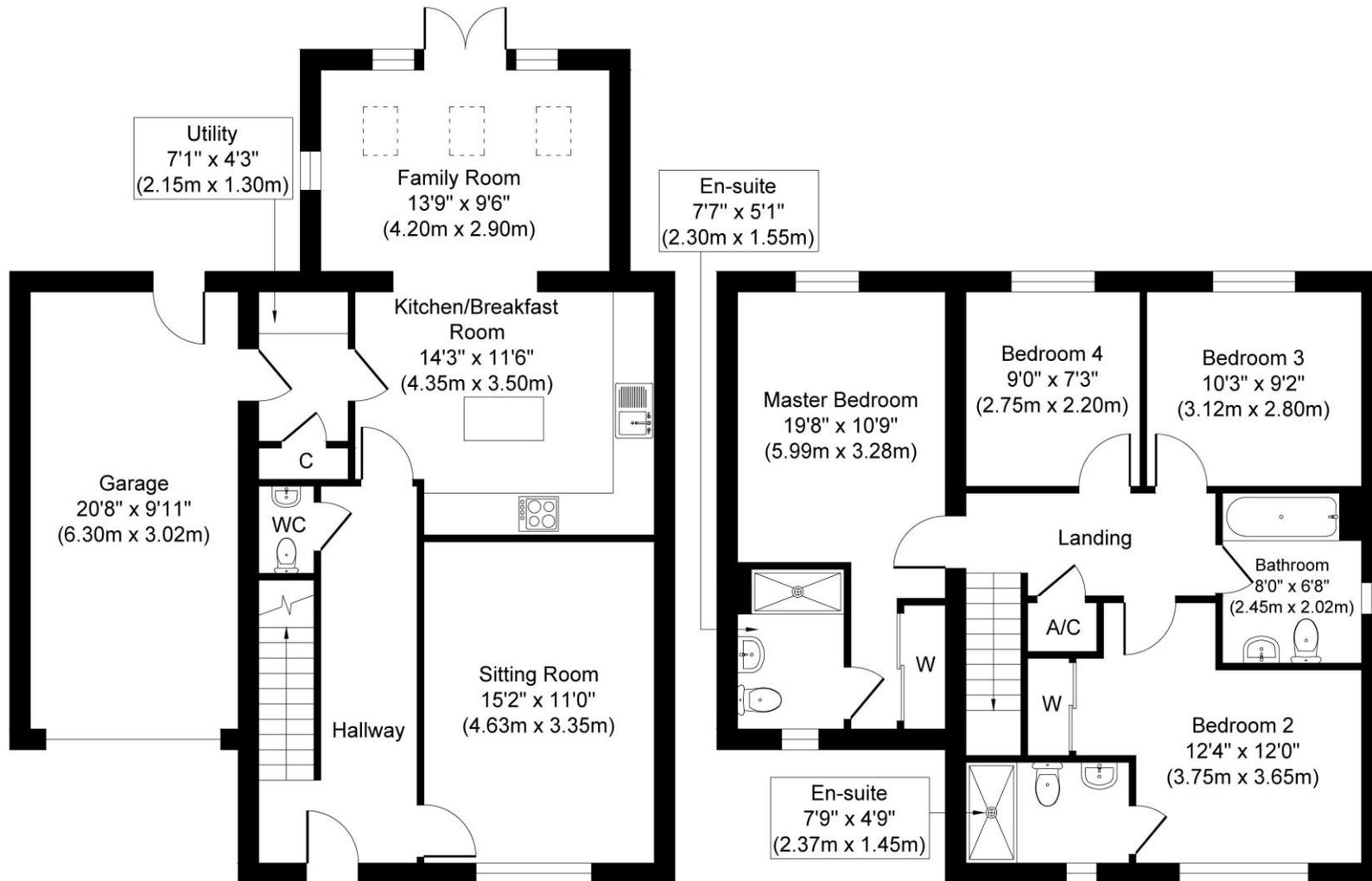
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS bead.flitz.chimp

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
879 sq. ft
(81.67 sq. m)

First Floor
Approximate Floor Area
735 sq. ft
(68.23 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.

