



JERSEY MEADOW | KENTFORD

Immaculately Presented Home in Sought After Location

JERSEY MEADOW | KENTFORD

Guide Price £375,000 Freehold

FEATURES

- Great transport links Via A14/A11 & Kennett Train Station with links to Cambridge
- Open Views To Front
- Extremely spacious home throughout
- Semi-Open plan first floor ideal for entertaining
- Oversized integral Garage
- Walking distance to Village shop & Public Houses
- Popular Primary Schools within Easy Reach
- Virtual 3D Tour Available

DESCRIPTION

Modern townhouse finished to a high standard throughout. Positioned at the end of this recently constructed development with pleasant views to front over paddocks. Comprising well presented rooms including a study, utility, open plan kitchen/dining opening through to a spacious sitting room, three bedrooms, an ensuite and family bathroom. Enclosed rear garden with patio area and pergola. Parking at the front of the property for three cars and an oversized integral garage.

Sought after area , small shop , cafe/ Farm shop, 2 Pub/ Restaurants and local Rail Station . Local Bus route to Newmarket and Bury St Edmunds.

Entrance Hall

Wood effect flooring. Coat cupboard & under-stair storage cupboard, stairs to first floor.

Downstairs WC

Low level WC, hand wash basin, wood effect flooring.



ACCOMMODATION

Utility Room 10'1" max x 6'9" (3.08m max x 2.06m)

Storage cupboard, oil fired boiler. Integrated washing machine with sink and base unit. Door leading to rear garden.

Study / Bedroom 4 10'7" x 6'7" (3.23m x 2.01m)

Wood effect flooring. Window to rear aspect.

First Floor Landing

Kitchen/Diner 17'8" 14'0" (5.40m 4.27m)

Wide range of wall and base units, with integrated Fridge/Freezer and dishwasher. Double oven with electric hob and extractor over. Stainless steel sink with drainer. Windows to rear aspect and double doors opening into living room.

Living Room 17'8" x 16'3" (5.40m x 4.97m)

Two windows to front aspect overlooking open fields.

Second Floor Landing

Airing cupboard with pressurised water cylinder. Separate storage cupboard.

Master Bedroom 15'6" x 10'2" (4.74m x 3.11m)

Windows to front aspect. Built in double wardrobe.

En-suite

Tiled shower cubicle, low level WC, hand wash basin. Wood effect flooring.

bedroom 2 10'0" x 10'4" (3.06m x 3.16m)

Window to rear aspect. Built in double wardrobe.

Bedroom 3

Window to rear aspect.

Family Bathroom

Panel bath with shower hose attachment. Low level WC, hand wash basin. Part tiled walls.

Integral Garage 22'11" x 9'10" (7.01m x 3.00)

Up and over door to the front. Power and Light.

Garden

Enclosed garden mainly laid to lawn with patio area and pergola covering seating area. UPVC oil tank. Side access access to rear garden.

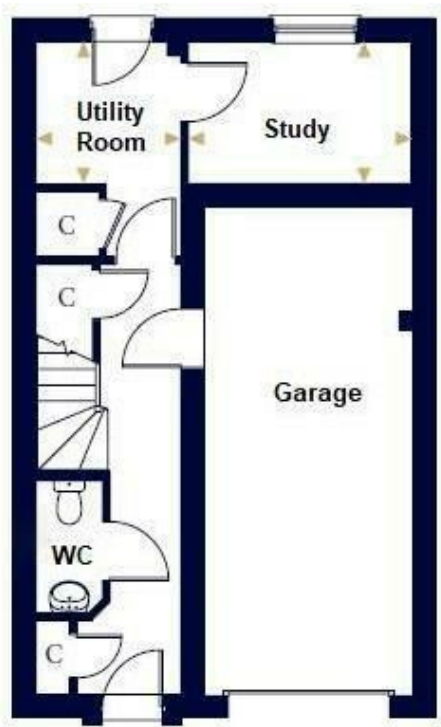
Property Information

Estate Management Charges - £250 PA

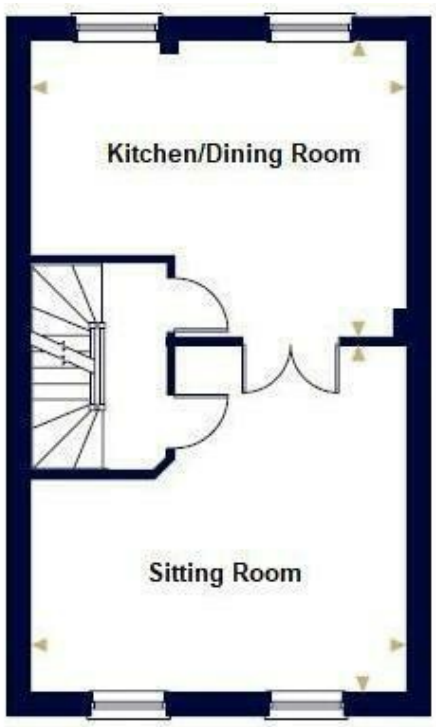




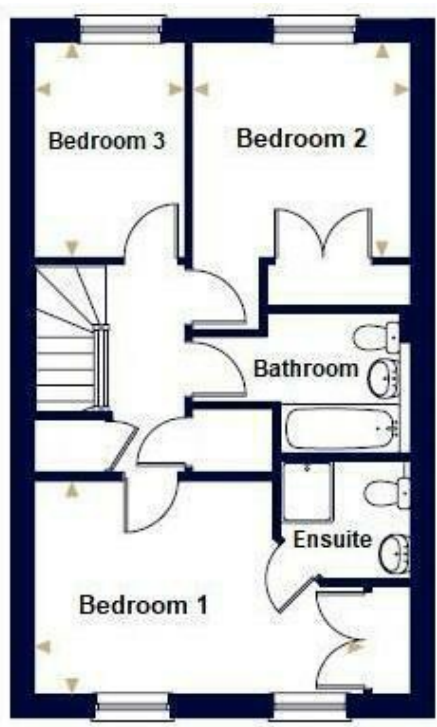




Ground floor



First floor



Second floor

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Council Tax Band : D

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	