



## Station Road

Kennett, Cambridgeshire, CB8 7QF

From £279,995

These gorgeous semi-detached, brand new build homes with spacious layout include, two double bedrooms, a master with an en suite, and a large living/dining room that seamless connects indoor-outdoor living through its double doors leading to the rear garden.



# Property Features

- Spacious two-bedroom semi-detached property, perfect for modern living
- Convenient parking for two cars, equipped with electric car chargers.
- Expansive living/dining room with double doors that seamlessly lead to the garden
- Two generous double bedrooms, including a master bedroom with en suite
- Good-sized rear garden featuring a patio area and lush lawn, ideal for entertaining
- Located within walking distance to Kennett train station for easy commuting
- Set in a popular location with quick access to A11 & A14, making travel a breeze
- Brand new build home, incentives available and guarantees as standard (10-year NHBC)

## FULL DESCRIPTION

Nestled in a desirable location, this new build property provides the perfect setting for commuters or professionals who appreciate the tranquility of country living. With the Kennett train station just a short walk away, residents can enjoy easy access to major towns and cities, while the nearby A11 and A14 further enhance connectivity to surrounding areas.

Upon entering this delightful home, you are greeted by a welcoming entrance hall that leads to a convenient WC and a well-appointed kitchen, perfect for culinary enthusiasts. The heart of the home is the spacious living and dining area, where natural light pours in through the double doors, creating a warm and inviting atmosphere that is perfect for entertaining family and friends.

On the first floor, you'll find two generously sized double bedrooms,

providing ample space for relaxation and rest. The master bedroom features its own en suite bathroom, ensuring privacy and convenience. Additionally, the family bathroom caters to the second bedroom and guests, completing the upper level with functionality and style.

The exterior of the property boasts a well-proportioned rear garden, where you can unwind on the patio or enjoy the lush lawn, bordered by panelled fencing for added privacy. The driveway provides parking for two vehicles, including the added benefit of electric car charging points, catering to eco-conscious lifestyles.

## MEASUREMENTS:

Kitchen - 1.99m x 3.58m (6'6" x 11'9")

Living and dining room - 4.22m (max) x 4.67m (13'10" (max) x 15'4")

Cloakroom - 0.99m x 1.66m (3'3" x 5'5")

Bedroom 1 - 3.19m (max) x 3.90m (10'5" (max) x 12'9")

Bedroom 1 en suite - 1.37m x 2.06m (4'6" x 6'9")

Bedroom 2 - 4.22m x 2.27m (max) (13'10" x 7'5" (max))

Bathroom - 1.91m x 1.99m (6'3" x 6'6")

Tenure: Freehold

Local Authority: East Cambridgeshire

Council Tax Band: TBC

Services: Mains Electric & Water (Heating-Energy Source Heat Pump + Added benefit of solar panels for energy efficient living)

Estate management charge - £90 PA

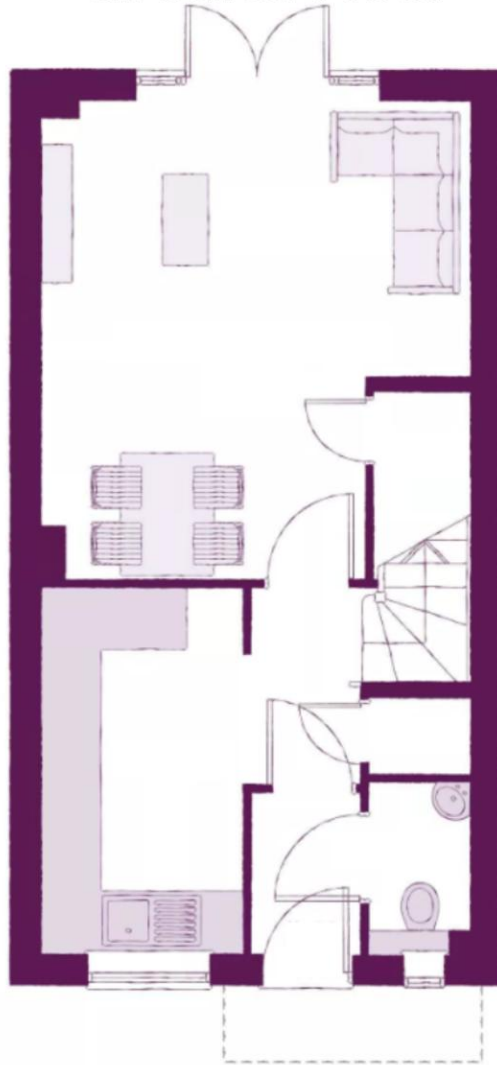
**\*ADDITIONAL INCENTIVES MAY BE APPLIED, PLEASE CONTACT US FOR FURTHER INFORMATION\***

Agents note: The photos shown are for comparison purposes only and do not represent the available plot.





## Ground Floor



## First Floor



Jackson & Co Bury St  
Edmunds

[www.jacksonandcocooversuffolk.co.uk](http://www.jacksonandcocooversuffolk.co.uk)  
[contact@jackson-ps.co.uk](mailto:contact@jackson-ps.co.uk)  
01284 598 030

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements