



Station Road

Kennett , Cambridgeshire, CB8 7QF

Guide Price £449,995

This newly built property boasts ample space for family life, with an impressive kitchen/dining area, a welcoming living room, separate snug, and four generously sized bedrooms.

Nestled in a popular location, this home offers unparalleled convenience for commuters, with the nearby Kennett train station providing easy access to Ipswich and Cambridge. The proximity to major roadways, including the A11 and A14, ensures that everything you need is within a short drive. The surrounding area is rich with local amenities, creating a perfect balance of country living and urban convenience.



Property Features

- Large four-bedroom detached family home
- Driveway accommodating 2+ cars and a garage for ample parking
- Expansive Kitchen/Dining Room with double doors leading to the garden
- Four well-proportioned bedrooms, including a master suite with en suite bathroom and built in wardrobe
- Inviting living room with double doors that open onto the garden
- Generous rear garden featuring both patio and lawn areas
- Conveniently located within walking distance to Kennett train station
- Perfect for commuters with easy access to A11 & A14 and links to Ipswich & Cambridge
- Brand new build home, incentives available and guarantees as standard (10-year NHBC)
- BUILT AND READY TO MOVE IN!!

FULL DESCRIPTION

Step into a welcoming entrance hall (with Amitco LVT flooring) leading to a well-designed layout featuring a convenient WC, a spacious living room, a Snug/Study for relaxation or work from home needs, and an expansive kitchen/dining room (with Amitco LVT flooring). The kitchen is perfect for family gatherings, with double doors opening onto the rear garden, seamlessly blending indoor and outdoor living. Complete with Porcelain worktops, built in fridge/freezer, washing machine, double oven and plenty of cabinet and worktop spaces.

The first-floor hosts four well-proportioned bedrooms, allowing for flexible use of space. Bedroom Two and the Master Bedroom comes complete with built in wardrobes whilst the Master benefits

from a lovely en suite bathroom with walk-in shower, WC and hand basin, providing a private sanctuary, while the family bathroom serves the other three bedrooms, ensuring comfort for all.

The exterior boasts a well-proportioned rear garden, featuring both patio and lawn areas, ideal for outdoor entertaining and family play. The garden is bordered by panel fencing, offering privacy and security, with easy access to the driveway and garage - The property comes complete with electric car charging port. This property falls within an excellent school catchment area, making it an ideal choice for families looking to settle in a community-oriented environment

MEASUREMENTS:

Kitchen/Dining area - 4.44m (max) x 5.88m (14'7" (max) x 19'3" (max))

Living room - 3.30m (max) x 5.19m (max) (10'10" (max) x 17'0" (max))

Study - 2.32m x 2.80m (7'7" x 9'2")

Cloakroom - 1.07m x 1.85m (3'6" x 6'1")

Bedroom 1 - 3.36m x 3.89m (max) (11'0" x 12'9" (max))

Bedroom 1 en suite - 2.61m x 1.50m (8'7" x 4'11")

Bedroom 2 - 3.16m x 3.36m (10'4" x 11'0")

Bedroom 3 - 2.70m (max) x 3.01m (8'10" (max) x 9'10")

Bedroom 4 - 2.39m x 3.14m (7'10" x 10'4")

Bathroom - 1.93m x 2.11m (6'4" x 6'11")

Tenure: Freehold

Local Authority: East Cambridgeshire

Council Tax Band: TBC

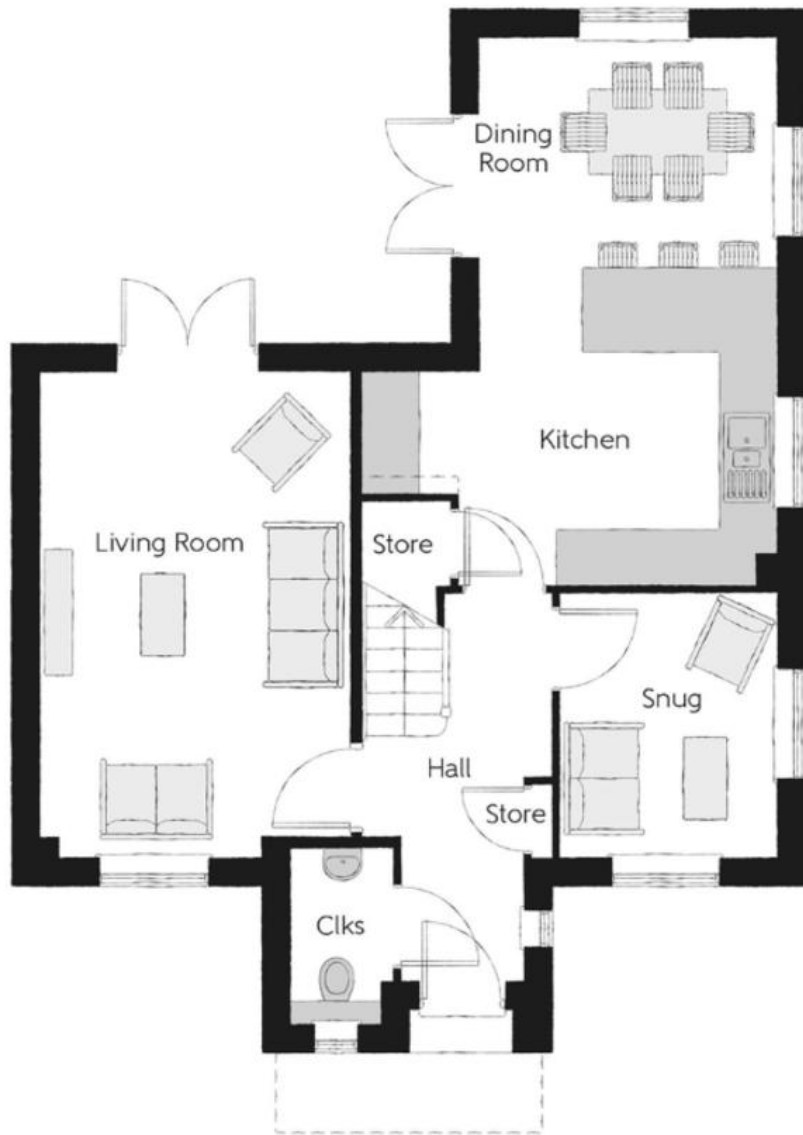
Services: Mains Electric & Water (Heating-Energy Source Heat Pump + Added benefit of solar panels for energy efficient living)

Estate management charge - £90 PA

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







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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