



NEWMARKET ROAD
Kennett

Carter Jonas

NEWMARKET ROAD, KENNETT, NEWMARKET, CB8 7PP

- Cambridge - approx. 18 miles
- Bury St Edmunds - approx. 10 miles
- Newmarket Railway Station - approx. 1 mile

No onward chain • Popular Suffolk village • Three reception rooms • Particularly light throughout • Stylishly presented throughout • EPC rating C

DESCRIPTION

Having been extensively and recently improved, the stylish accommodation comprises an entrance hall, kitchen, three reception rooms, utility room, cloakroom, four double sized bedrooms, a dressing room and en-suite to the master bedroom and a further bathroom. Externally offering a large driveway, detached garage and a rear wrap-around garden.

GROUND FLOOR

The large and inviting entrance hall is largely open to the rest of the ground floor. The stylish kitchen is positioned to the rear of the property and open to the dining and sitting room. The kitchen offers fitted units and drawers with solid worktops over and an inset sink and drainer. Integrated appliances include a dishwasher, hob, oven, microwave oven, warming drawer and space for further appliances. The island offers more storage as well as breakfast-bar seating. The utility room is positioned off the kitchen, with the study close by and cloakroom close by. The snug enjoys a double aspect and a wood burning stove.

MARTINS COTTAGE IS AN IMPRESSIVELY PRESENTED AND PARTICULARLY SPACIOUS FOUR-BEDROOM DETACHED HOUSE OFFERING OVER 1,900 SQ.FT OF ACCOMMODATION IN THE POPULAR VILLAGE OF KENTFORD.



FIRST FLOOR

The landing is wonderfully light and spacious with an oak and glass staircase, fitted storage and a window to front aspect. The master bedroom feels particularly luxurious with a dressing room that leads to extensively tiled en-suite, that offers a double sized shower cubicle, vanity sink unit, heated towel rail and WC. The remaining three bedrooms are all double in size and enjoy fitted wardrobes. The main bathroom is also largely tiled with a double sized shower cubicle, bath, vanity sink unit, WC and heated towel rail.

OUTSIDE

The front of the property is predominately gravel providing ample parking and access to the detached single garage. Raised planted flower beds border part of the driveway. The rear/side garden is largely lawn with a large paved terrace.

LOCATION

Kentford is a small picturesque village enjoying a delightful location within easy reach of the A11 and the A14 and just 5 miles from the historic market town of Newmarket. Kennett and the adjoining village of Kentford benefit from a good range of local amenities including 2 public houses, a church, a village store/Post Office, another convenience store, village hall, recreation field, primary school and railway station.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Septic tank drainage. Oil fired central heating. Note, none of these have been tested by the agent.

Local Authority: West Suffolk District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





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.

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

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