



SILVER STREET, KEDINGTON



Guide Price: £400,000

This is a wonderful opportunity to acquire a charming, detached, 3 Bedroom Family Home with a larger than normal plot. The property is ideally located in a central position of the village.



Features

- ✓ Large Rear Garden
- ✓ Off-Street Parking
- ✓ Views over the Green
- ✓ Garage
- ✓ Conservatory
- ✓ Dining Room

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We are pleased to offer this rare opportunity to buy a detached property at the heart of the village of Kedington.

This 3-bedroom property sits on a larger than normal plot, with a large driveway and front garden, with parking for a number of vehicles and a pleasant outlook from the rear of the property.

This property is the original layout and offers lots of potential to extend and improve (subject to planning).

Ground Floor

As you enter into the hallway, on the left is the cloakroom, with window to front aspect, then as you continue, in front of you the door leads to:

Lounge: Dual aspect windows to side and rear aspect, Radiator, feature fireplace, with opening into the Dining area.

Dining Room: Good size dining room with doors leading to the conservatory.

Kitchen: Selection of wall and base units along with the original Pantry. Window to front aspect, doors leading to the side passage.

First Floor

Landing area with airing cupboard (boiler room), window to front aspect.

Bedroom 1: Good size principle bedroom with window to side and aspect.

Bedroom 2: Further double bedroom with window to rear aspect with views over-looking one of village greens.

Bedroom 3: with window to front aspect.

Bathroom: Recently updated with a large shower cubicle, WC with wash basin and vanity unit. Window to side aspect with obscure glass.

The property has Gas fired central heating throughout, along with UPVC double glazing.

Outside

To the front of the property is a good size walled driveway with lawned area leading to the garage. An open passage takes you through to the mature private south westerly rear garden.

The rear garden has lots of mature planting along with some fruit trees, including a garden shed.

Kedington

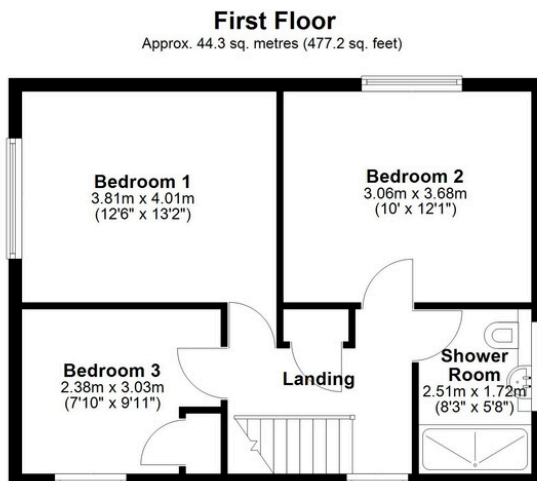
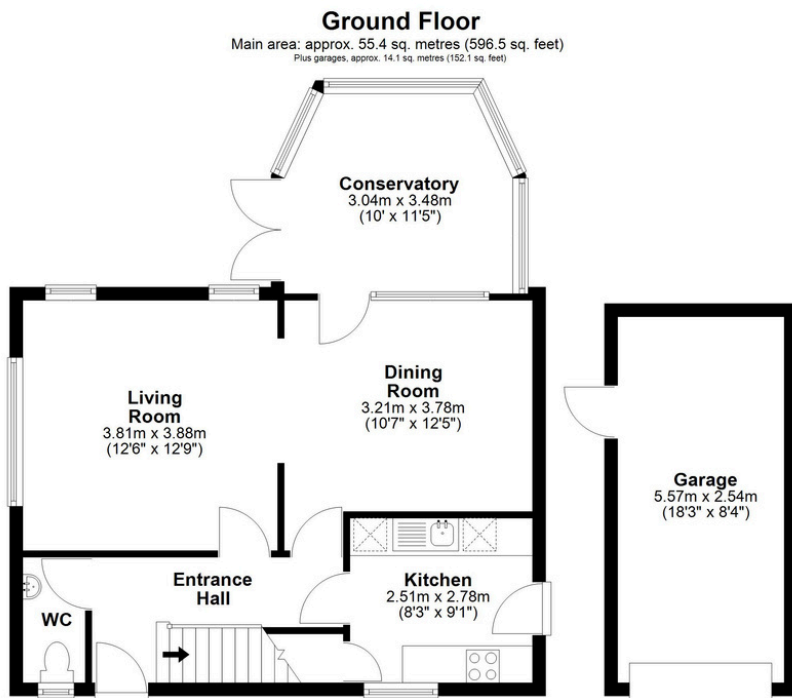
Kedington is a small village in West Suffolk with a convenience store, great local Butchers and Pub suitable for families. It is in easy reach by car/transport to Cambridge and Bury St Edmunds.

The closest town is Haverhill, where there are good schools, ample supermarkets, Leisure facilities and a cinema, with food establishments. Local market on Fridays, and Saturday.

The M11 can be reached by car in approximately 15 minutes.

Closest train station is Dullingham.

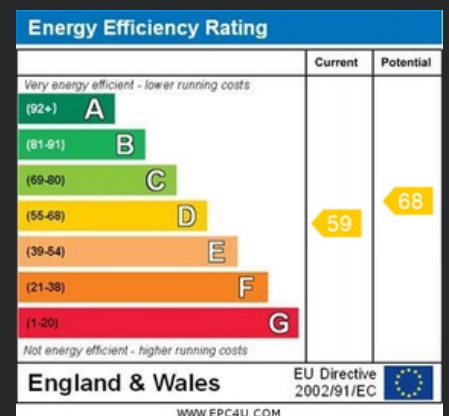
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



Main area: Approx. 99.8 sq. metres (1073.8 sq. feet)
Plus garages, approx. 14.1 sq. metres (152.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: D
LOCAL AUTHORITY: WEST SUFFOLK DISTRICT



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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