



Jersey Meadow, Kentford, Newmarket, CB8 7GJ

£375,000

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A delightful modern townhouse, quietly positioned in a peaceful cul-de-sac with attractive paddock views to the rear, situated in the highly sought-after village of Kentford.

The well-appointed accommodation comprises an entrance hall, study, utility room, cloakroom, spacious open-plan kitchen/dining room, and a comfortable living room. Upstairs, there are three generously sized bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Outside, the enclosed rear garden is predominantly laid to lawn with well-stocked flower and shrub borders, complemented by a patio seating area ideal for outdoor entertaining. To the front, the property benefits from private off-road parking for three vehicles, further visitor parking and access to the integral garage.

Early viewing is highly recommended to fully appreciate the location, outlook, and accommodation on offer.

Entrance Hall

Front door leading to:

WC

Suite comprising of WC and handwash basin.

Utility

10'0" x 8'0"

Fitted with low level units, a stainless steel sink with mixer tap, space for white good. External door leading to rear aspect.

Study

6'9" x 9'10"

Window to rear aspect.

First Floor Landing

With access to:

Kitchen/Dining Room

14'0" x 18'2"

Fitted with a range of low level and eye level units, integrated oven and hob, integrated fridge freezer, stainless steel with mixer tap. Internal french doors to living room. Windows to rear aspect.

Sitting Room

15'8" x 18'2"

Internal french doors to kitchen/diner. Windows to front aspect.

Second Floor Landing

With generous over stairs storage cupboard. Access to loft hatch and partially boarded loft area. Doors to all bedrooms:

Bedroom 1

8'8" x 18'2"

Built in storage, windows to front aspect.

Ensuite

Suite comprising of shower, WC and handwash basin.

Bedroom 2

12'6" x 10'0"

Built in storage, window to rear aspect.

Bedroom 3

10'4" x 7'10"

Window to rear aspect.

Bathroom

Suite comprising of panelled bath, WC, and handwash basin.

Garage

22'11" x 9'10"

Roller door from front aspect, internal door to hallway.

Outside Front

Gravel laid to front, with parking. EV charger available, by negotiation.

Outside Rear

Enclosed garden, mostly laid to lawn, with patio and pagoda.

Property Details

EPC - B

Tenure - Freehold

Council Tax Band - D - (West Suffolk)

Property Type - Townhouse

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 152.4

Parking – Driveway/Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

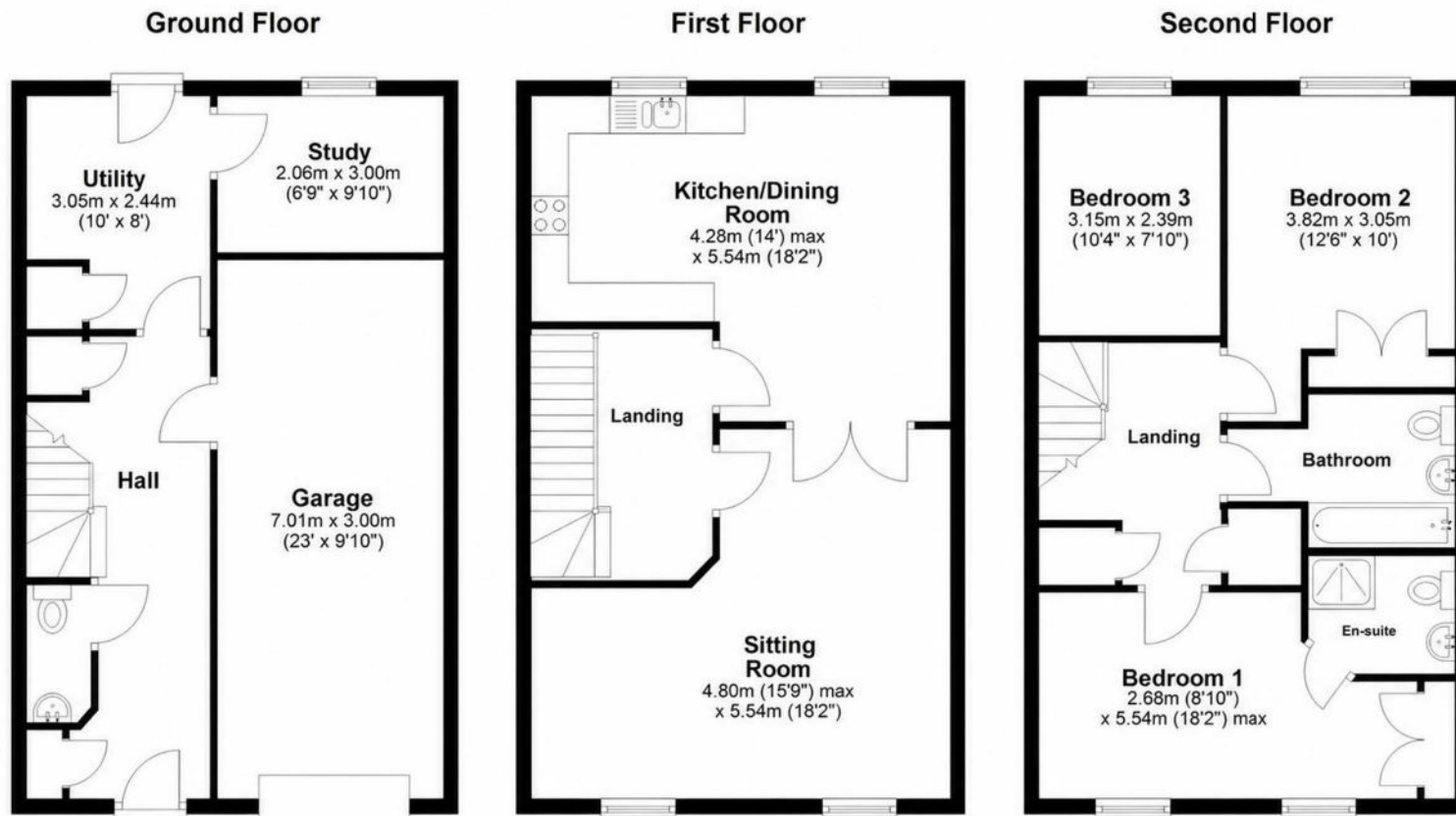
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

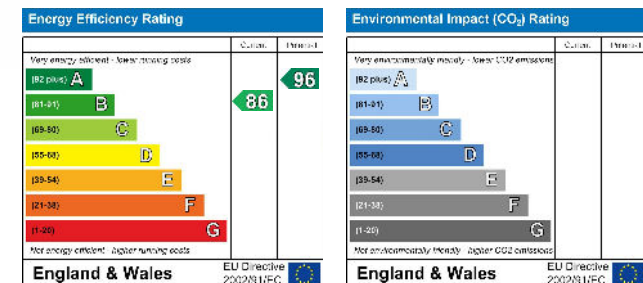
Kentford is a charming and well-connected village on the Cambridgeshire/Suffolk border, just a short drive from the historic town of Newmarket. Surrounded by attractive countryside, it offers a peaceful rural setting while benefiting from excellent transport links via the A14 to Cambridge, Bury St Edmunds and beyond. Combining village charm with everyday convenience, Kentford is an ideal location for those seeking country living within easy reach of local amenities





Total area: approx. 152.4 sq. metres (1640.3 sq. feet)

- Modern Townhouse
- Peaceful Cul-De-Sac With Attractive Paddock Views
- Spacious Open-Plan Kitchen/Dining Room
- Ensuite to Bedroom 1
- Enclosed Garden
- Garage



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