



Jersey Meadow, Kentford CB8 7GJ

Guide Price £350,000

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A modern, spacious semi detached home in quiet cul-de-sac in the highly regarded village of Kentford.

The village has a number of amenities including a shop and two pubs. It also provides good access to the A11/A14 with Cambridge just 20 minutes away.

Accommodation includes a living room, kitchen/diner, WC, three double bedrooms with ensuite to master and a family bathroom.

Externally, the rear garden is enclosed and has a personal door to the garage that has a driveway in front providing off road parking for several vehicles.

Viewing is highly recommended.

Entrance Hall

With doors leading to kitchen/diner, living room and cloakroom. LVT wood flooring. Stairs to first floor.

Kitchen/Diner 17'8" x 9'2" (5.41m x 2.80m)

Modern kitchen with a range of matching eye and base level cupboards with work top over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated double oven with inset hob above and stainless steel extractor above. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Generous dining area. Tiled flooring. Underfloor heating. Window to rear aspect. French doors to rear garden. Door to entrance hall. Opening to living room.

Living Room 15'2" x 10'9" (4.64m x 3.30m)

Spacious living room with window to front aspect. Radiator. Door to entrance hall. Opening to kitchen/diner.

Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

Master Bedroom 14'8" x 10'9" (4.49m x 3.30m)

Spacious double room with window to front aspect. Built-in wardrobes. Radiator. Doors to en suite and landing.

En Suite 6'11" x 5'11" (2.11m x 1.81m)

Contemporary white suite comprising low level W.C., hand basin with mixer tap over and generous walk-in shower with wall mounted shower. LVT wood flooring. Window to front aspect. Door to master bedroom.

Bedroom 2 18'1" x 10'1" (5.52m x 3.09m)

Spacious double bedroom with dual aspect windows. Radiators. Door to landing.

Bedroom 3 9'8" x 9'2" (2.95m x 2.81m)

Spacious double bedroom with window to rear aspect. Built-in storage cupboard. Radiator. Door to landing.

Bathroom 8'0" x 6'0" (2.46m x 1.83m)

Modern white suite comprising low level W.C., hand basin with mixer tap over and panelled bath. Window to rear aspect. Door to landing

Outside - Front

Mature shrub planting. Paved pathway

leading to front door with picket fence boundary. Opening to car port, leading to garage. Access gate to rear garden.

Outside - Rear

Patio area to rear of house with French doors leading to kitchen/diner area. Pathway leading to rear decked seating area. Central lawned area with some mature shrub planting. Access gate to car port. Door to garage.

PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Mid Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 101 SQM

Parking - Carport & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Air Source Heat Pump

Broadband Connected - tbc

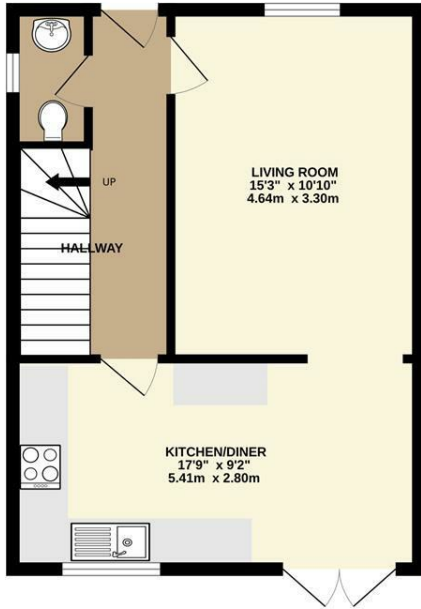
Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

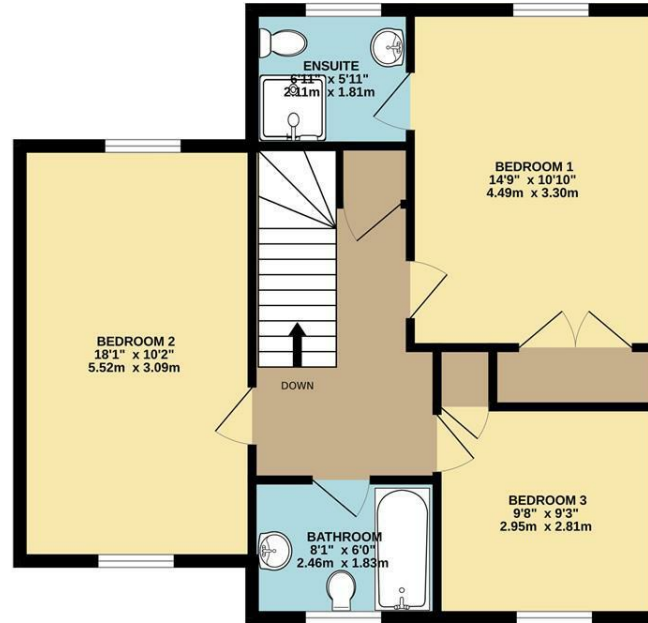
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

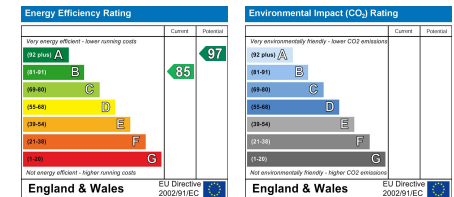
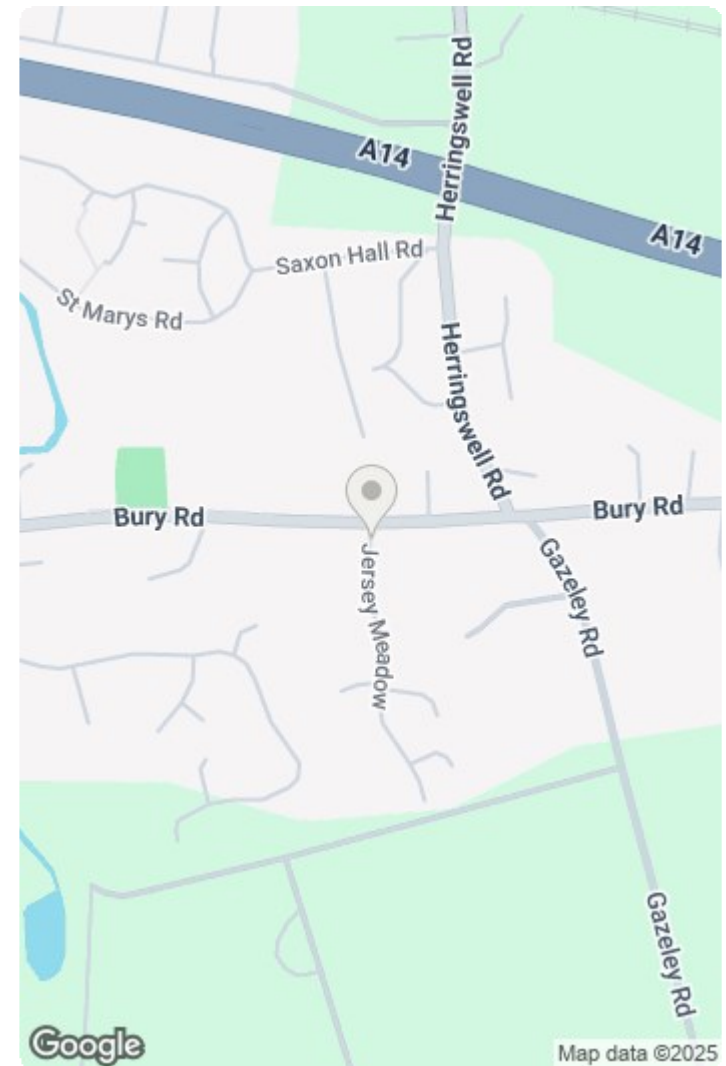


1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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