



Bury Road, Kentford CB8 7PR

Offers In Excess Of £550,000



Morris Armitage

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A substantial modern and detached family home standing on a generous size plot and positioned within easy access of Bury St Edmunds, Newmarket and A14.

Offering spacious and versatile accommodation over two floors, this property boasts sizeable reception hall, 20ft kitchen/breakfast room, living room, dining room, study, cloakroom, utility room, five double bedrooms (ensuite to master) and a family bathroom.

Externally the property offers gated approach, extensive driveway, detached double garage and a superb fully enclosed rear garden.

No chain.

Entrance Hall

Light, generous entrance hall with doors leading to kitchen, dining room, living room, study and cloakroom. Radiator. Stairs to first floor.

Kitchen 19'5" x 12'1" (5.92m x 3.69m)

Spacious kitchen with range of matching eye and base level cupboards with worktop over. Composite sink and drainer with mixer tap over. Space and plumbing for dishwasher. Integrated eye level double oven. Inset electric hob with extractor over. Attractively tiled splashbacks to working areas. Tiled flooring. Radiator. Dual windows overlooking rear garden. Glazed door to rear garden. Doors to entrance hall and utility room.

Dining Room 15'9" x 11'0" (4.82m x 3.36m)

Well presented, spacious dining room with French doors leading to rear garden. Radiator. Door to entrance hall.

Living Room 19'10" x 15'10" (6.05m x 4.85m)

Well presented living room with stunning exposed brick feature fireplace with brick hearth. French doors to rear garden. Window overlooking side aspect. Radiator. Double glazed doors to entrance hall.

Study 15'10" x 7'8" (4.85m x 2.36m)

Generous study with window to front aspect. Radiator. Door to entrance hall.

Utility Room 11'0" x 7'3" (3.36m x 2.21m)

Range of matching eye and base level cupboards with worktop over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Window overlooking rear garden. Glazed door to rear garden. Door to kitchen.

Cloakroom 6'11" x 3'7" (2.13m x 1.11m)

Landing

Generous landing with window to rear aspect. Doors to all bedrooms and bathroom. Stairs to ground floor.

Master Bedroom 16'6" x 15'11" (5.04m x 4.87m)

Spacious double bedroom with window overlooking front aspect. Radiator. Doors to en suite and landing.

En Suite

White suite comprising low level W.C., pedestal hand basin, panelled bath and walk-in shower with wall mounted shower. Attractively tiled throughout. Tiled flooring. Radiator. Obscured window. Door to Master bedroom

Bedroom 2 15'11" x 11'1" (4.86m x 3.38m)

Spacious double bedroom with window overlooking rear aspect. Radiator. Door to landing.

Bedroom 3 13'2" x 11'1" (4.02m x 3.38m)

Spacious double bedroom with window overlooking rear aspect. Radiator. Door to landing.

Bedroom 4 13'1" x 12'1" (4.00m x 3.69m)

Spacious double bedroom with window overlooking front aspect. Radiator. Door to landing.

Bedroom 5 11'1" x 10'0" (3.38m x 3.06m)

Generous double bedroom with window overlooking rear aspect. Radiator. Door to landing.

Bathroom

White suite comprising low level W.C., pedestal hand basin and built-in cabinet under, panelled bath and walk-in shower with wall mounted shower. Attractively tiled throughout. Tiled flooring. Radiator. Obscured window. Door to landing.

Outside - Front

Gravelled driveway, providing ample off road parking, leading to front door with storm porch over. Lawned area. Side access to rear garden. Brick built double garage with up and over doors and side access door. Brick built outbuilding.

Outside - Rear

Enclosed rear garden mainly laid to lawn with some mature shrub planting. Patio area to rear of house. Access gate to front drive.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - G (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 225 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Septic Tank

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps

download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

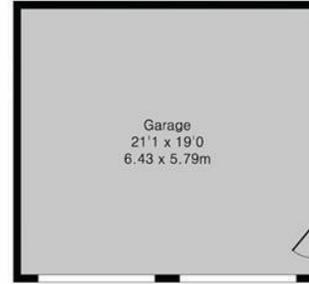
Rights of Way, Easements, Covenants – None that the vendor is aware of

Approximate Gross Internal Area 2740 sq ft - 254 sq m

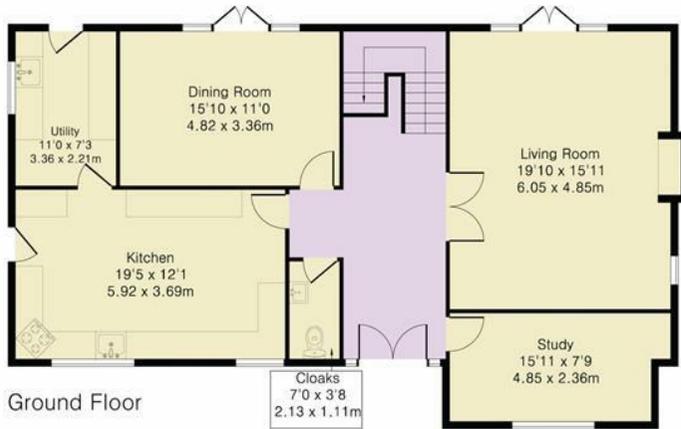
Ground Floor Area 1171 sq ft – 109 sq m

First Floor Area 1168 sq ft – 108 sq m

Garage Area 401 sq ft – 37 sq m



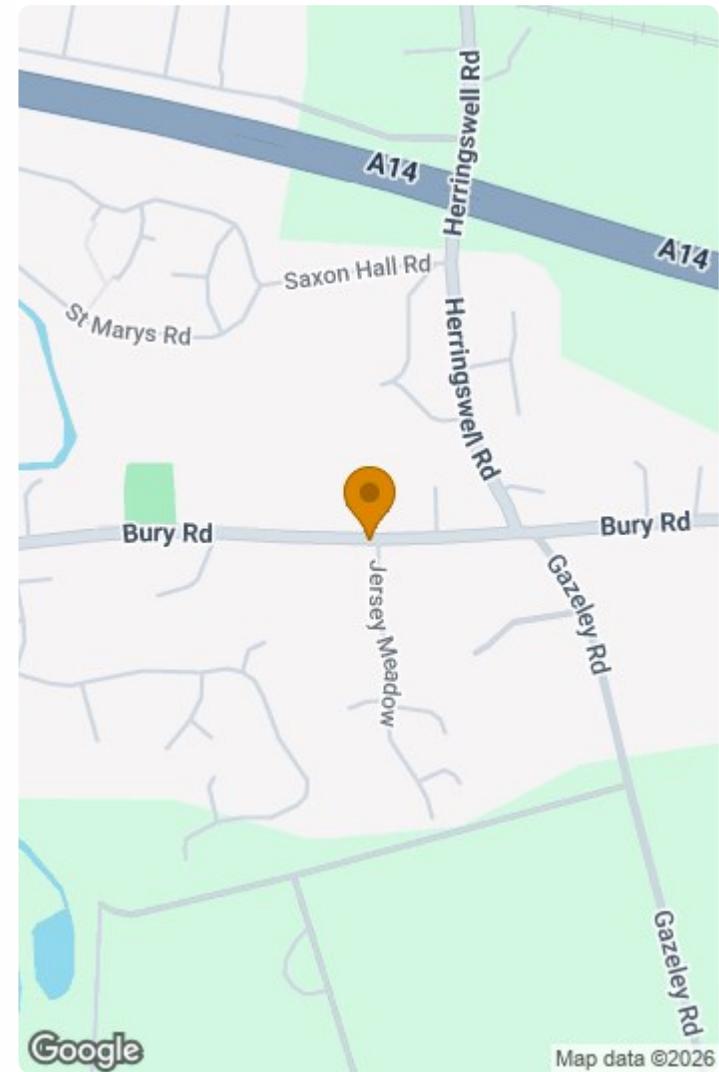
Garage



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	42		
<p>Very energy efficient - lower running costs</p> <p>A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20</p> <p>Not energy efficient - higher running costs</p> <p>England & Wales EU Directive 2002/91/EC</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A: 10-49 B: 50-79 C: 80-109 D: 110-139 E: 140-169 F: 170-200 G: 201-250</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales EU Directive 2002/91/EC</p>	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





