



Dane Hill Road, Kennett CB8 7QY

50% Shared Ownership £170,000

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A modern semi-detached family home set within this popular village and in walking distance of the railway station with links to Cambridge.

Boasting accommodation to include entrance hall, living room/dining room, kitchen, cloakroom, three bedrooms and family bathroom. Externally the property sets and generous size plot with extensive parking to the front for several vehicles and a delightful fully enclosed rear garden.

50% Share of Freehold (Further equity is available - £296,000 - capped at 80%)

Entrance Hall

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

Kitchen 9'2" x 7'2" (2.80m x 2.20m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Attractive splashback tiling. LVT wood flooring. Window to front aspect. Door to entrance hall.

Living/Dining Room 16'8" x 14'9" (5.10m x 4.50m)

Spacious living/dining room with French doors leading to rear garden. Dual aspect windows. Laminate wood flooring throughout. Built-in storage cupboard. Vertical radiator and radiator. Door to entrance hall.

Cloakroom

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

Landing

With doors to all bedrooms and bathroom. Loft hatch access. Stairs to ground floor.

Bedroom 1 13'5" x 7'10" (4.10m x 2.40m)

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

Bedroom 2 12'5" x 7'10" (3.80m x 2.40m)

Well proportioned double bedroom with window to rear aspect. Radiator. Door to landing.

Bedroom 3 7'2" x 6'2" (2.20m x 1.90m)

Well proportioned room with window to rear aspect. Radiator. Door to landing.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and wall mounted shower over. Tiled throughout. LVT wood flooring. Obscured window. Door to landing.

Outside - Front

Gravelled driveway providing ample off road parking with pathway leading to front door with storm porch over and rear access gate. Some established lavender shrub planting.

Outside - Rear

Decked seating area to rear of the house with French doors leading to living/dining room. Central lawn area with further pergola covered seating areas. Patio area to side of house with access gate to the front. Timber outbuildings, offering a variety of uses. Large timber outbuilding approx. 8ft x 15ft (by separate negotiation). Some established shrub and tree planting.

PROPERTY INFORMATION

Maintenance Fee: Rental £360.76

pcm/Service Fee £1.27pcm
EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 74 SQM

Parking – Driveway

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

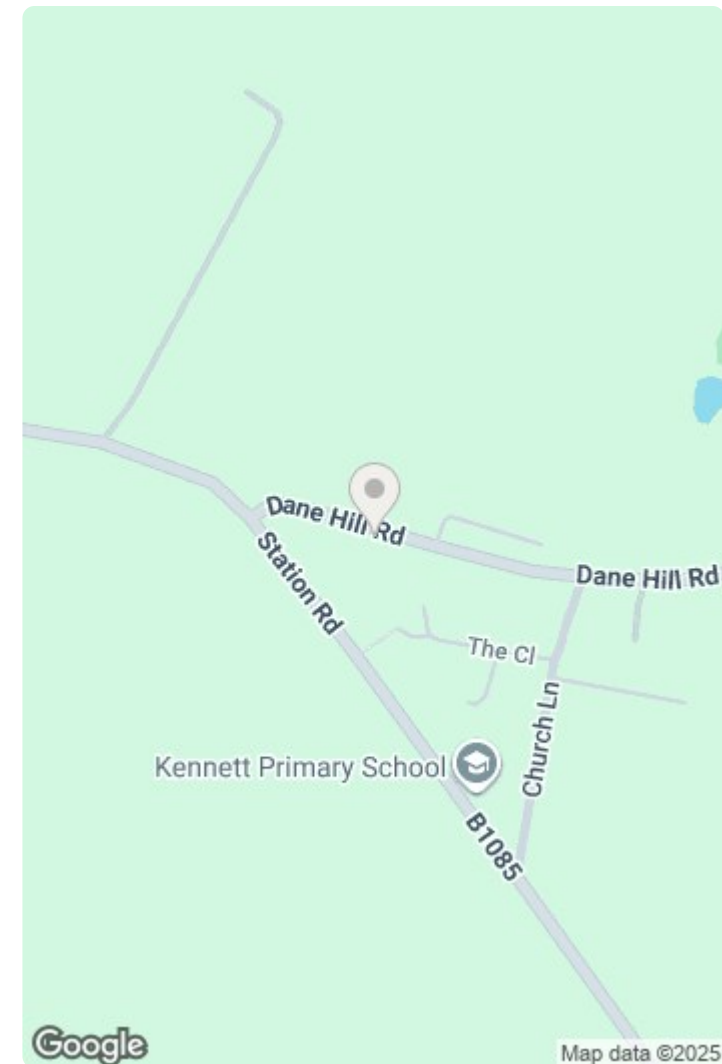
Location

Kennett, Cambridgeshire, is a charming village that offers a perfect blend of rural tranquillity and convenient access to essential amenities. Located just a short distance from the historic market town of Newmarket, Kennett boasts picturesque landscapes, a strong sense of community, and a variety of local services. With excellent transport links, including a railway station providing direct access to Cambridge and beyond, it's an ideal spot for commuters and families alike. The village features attractive period properties and modern homes, making it an appealing choice for first-time buyers and those looking to settle in a peaceful yet connected environment.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus A		
	81-91 B		
	70-80 C		
	59-69 D		
	49-58 E		
	39-48 F		
	29-38 G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92 plus A		
	81-91 B		
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England & Wales		EU Directive 2002/91/EC	

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