



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.

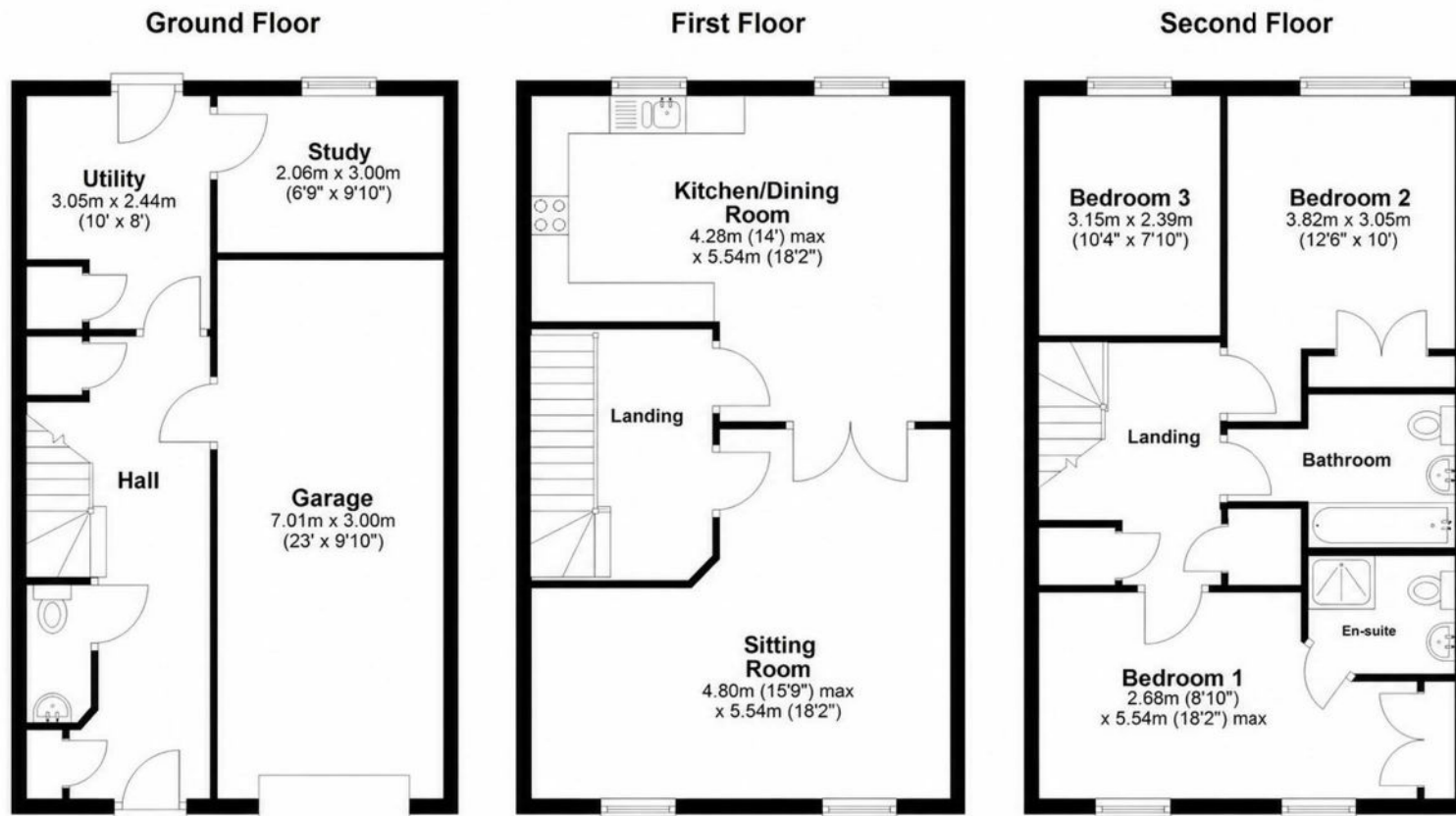
The well-appointed accommodation comprises an entrance hall, study, utility room, cloakroom, spacious open-plan kitchen/dining room, and a comfortable living room. Upstairs, there are three generously sized bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary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

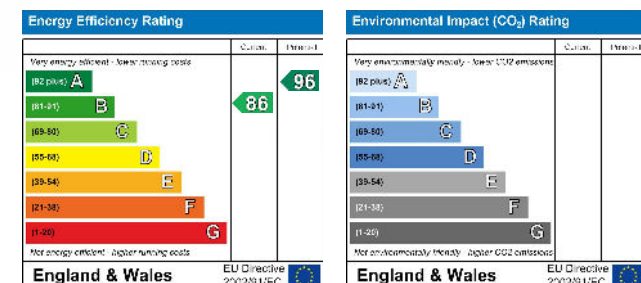
Entrance Hall Front door leading to:	Bedroom 3 10'4" x 7'10" Window to rear aspect.
WC Suite comprising of WC and handwash basin.	Bathroom Suite comprising of panelled bath, WC, and handwash basin.
Utility 10'0" x 8'0" Fitted with low level units, a stainless steel sink with mixer tap, space for white good. External door leading to rear aspect.	Garage 22'11" x 9'10" Roller door from front aspect, internal door to hallway.
Study 6'9" x 9'10" Window to rear aspect.	Outside Front Gravel laid to front, with parking.
First Floor Landing With access to:	Outside Rear Enclosed garden, mostly laid to lawn, with patio and pagoda.
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.	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
Sitting Room 15'8" x 18'2" Internal french doors to kitchen/diner. Windows to front aspect.	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
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.	





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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