30 Anvil Way - Offers In Excess Of £350,000

Kennett Newmarket CB8 8GY

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residential

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Offers In Excess Of £350,000

The Property

A Superb Modern Three-Bedroom Detached Home in the Popular Village of Kennett

Situated attractively at the head of a small cul-de-sac in the highly regarded village of Kennett, this superbly presented three-bedroom detached home offers stylish, well-balanced accommodation throughout — ideal for modern family living.

The welcoming entrance hall features attractive Karndean wood-effect flooring and provides access to a convenient ground floor cloakroom. The bright, double-aspect sitting room enjoys windows to both the front and rear, with French doors opening onto the garden — creating a wonderful space for both relaxing and entertaining.

The contemporary kitchen/dining room is well-equipped with a range of modern base and wall units, complementary worktops, tiled splashbacks, integrated oven, ceramic hob and extractor hood. French doors provide direct access to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the principal bedroom benefits from its own ensuite shower room. Two further well-proportioned bedrooms are served by a family bathroom fitted with a panelled bath and contemporary suite.

Externally, the property offers three parking spaces, with a driveway to the side providing off-road parking and leading to the garage, which is fitted with light and power and benefits from rear access.

Features

- MODERN THREE BEDROOM DETACHED HOUSE
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- DOUBLE ASPECT SITTING ROOM WITH FRENCH DOORS
- FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM WITH CONTEMPORARY SUITE
- OIL-FIRED CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- LANDSCAPED SOUTH-FACING REAR GARDEN
- DRIVEWAY PARKING AND GARAGE

The landscaped south-facing rear garden is enclosed and thoughtfully designed for low maintenance, featuring artificial lawn areas, raised beds and paved patio seating areas — ideal for outdoor entertaining. Additional features include outside lighting, a water tap and oil tank.

Kennett itself offers a primary school, local shop with Post Office, public houses and a railway station with links to Cambridge, Ipswich, Norwich and London. The property is ideally located just four miles from Newmarket and provides excellent access to the A11 and M11.

Agent's Note: Please be aware that images of the property may have been digitally enhanced, edited

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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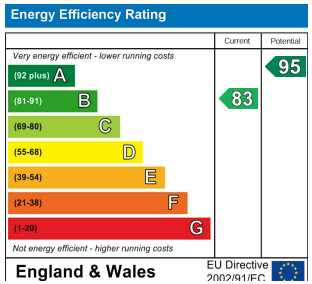
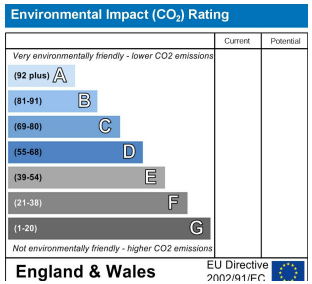
First Floor

Ground Floor





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Shires Residential
4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresestateagents.co.uk
www.shiresresidential.com