

oakheart

£600,000

Guide Price

Old Stable Lane, Kentford, Newmarket

£600,000-£650,000 Welcome to this charming detached house located on Old Stable Lane in the picturesque village of Kentford. Built in 2020 by the exceptional Heritage Developments, this stunning home provides modern and practical living throughout. The property benefits from underfloor heating throughout the ground floor, EV charging point and single garage.

As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests. The living room spans the length of the property and allows a separate retreat. The open plan kitchen/dining provides a brilliant social area. Finished to the highest

standard, the kitchen boasts quartz work surfaces, integrated Siemens appliances and a boiling hot water tap. The island provides added storage and Siemens induction hob and extractor fan. Completing the downstairs living accommodation is the utility room and cloakroom.

To the first floor, the property boasts four well-appointed double bedrooms, offering ample space for a growing family or visiting guests. The master bedroom provides views over the rear garden and benefits from an en-suite with a walk-in shower. The remaining three double bedrooms all have the addition of built in wardrobes.

Externally, the rear garden is mostly laid to lawn, with a patio area directly outside the dining French doors, ideal for alfresco dining. The driveway allows parking for multiple vehicles and provides access to the single garage with a quaint timber up and over door.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful abode on Old Stable Lane.

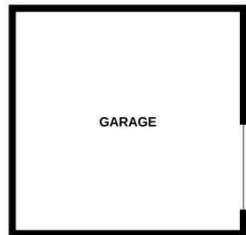
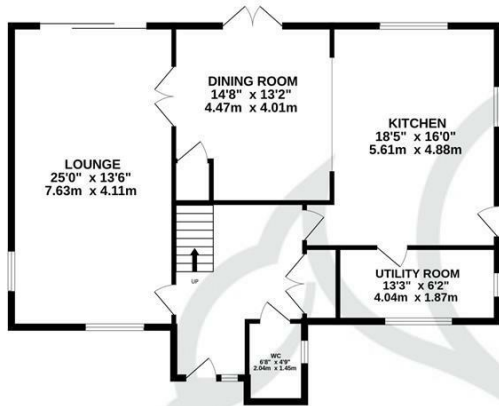




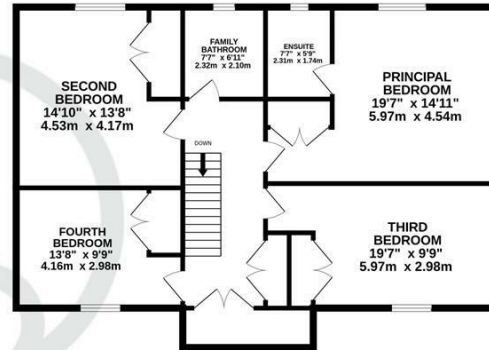




GROUND FLOOR
1417 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 2463 sq.ft. (228.8 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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Local Authority:

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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