

Clarke Philips

Estate Agents & Property Management



Guide Price £459,995

PLOT 26 DAISY LANE | | CB8 7WR

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HOME BUILT AND READY TO MOVE IN – INCENTIVES AVAILABLE

The Lily is a beautifully designed four-bedroom home, offering generous living space ideal for both entertaining and everyday comfort, with the perfect balance of open social areas and private retreats.

The welcoming entrance hallway leads to a spacious living room that spans the length of the property, creating a bright and versatile space to relax. Also on the ground floor is a convenient cloakroom, a dedicated study—ideal for home working—and a superb open-plan kitchen and dining area. The kitchen is fitted with stylish units and integrated appliances, while two sets of French doors open out, enhancing natural light and seamlessly connecting indoor and outdoor living.

Additional Information

Estate Management Charge: £90.00

Parking: Driveway

Internal Area: 1271 sq. ft.

Annual service charge: None

Council tax band: TBC

Tenure: Freehold

About the Development

Lark's Place at Kennett Garden Village is a collection of 1, 2, 3, and 4-bedroom, eco-friendly homes in Kennett, Cambridgeshire. It is intended all homes will come equipped with rainwater-harvesting facilities, PV Panels, and electric car-charging ports as standard. These additions not only benefit the homeowners, but also the environment. Found in a sustainable village with plenty of open space, this development is ideal for first-time buyers, families, and downsizers looking to move out of the city.

Directions

01638 750241

info@clarkephilips.co.uk

www.clarkephilips.co.uk

| Energy Efficiency Rating | | Current | Minimum |
|--------------------------|---|---------|---------|
| 92-95(A) | A | | |
| 81-91(B) | B | | |
| 69-80(C) | C | | |
| 55-68(D) | D | | |
| 39-54(E) | E | | |
| 21-38(F) | F | | |
| 1-20(G) | G | | |

EU Energy Label - Approx. Energy Cost

| England & Wales | | EU Directive 2002/91/EC |
|------------------------------------------------|---|-------------------------|
| Environmental Impact (CO ₂) Rating | | |
| 92-95(A) | A | |
| 81-91(B) | B | |
| 69-80(C) | C | |
| 55-68(D) | D | |
| 39-54(E) | E | |
| 21-38(F) | F | |
| 1-20(G) | G | |

EU Energy Label - Approx. CO₂ emissions

| England & Wales | | EU Directive 2002/91/EC |
|------------------------------------------------|---|-------------------------|
| Environmental Impact (CO ₂) Rating | | |
| 92-95(A) | A | |
| 81-91(B) | B | |
| 69-80(C) | C | |
| 55-68(D) | D | |
| 39-54(E) | E | |
| 21-38(F) | F | |
| 1-20(G) | G | |

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.