

# Clarke Philips

Estate Agents & Property Management



Guide Price £449,995

LARK'S PLACE, KENNETT GARDEN VILLAGE | KENNETT | CB8 7QX

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Plot 17 - Discover this stunning four-bedroom detached family home in the heart of Kennett. This newly built property boasts ample space for family life, with an impressive kitchen/dining area, a welcoming living room, and four generously sized bedrooms, ensuring every family member has their own retreat. The thoughtful layout and contemporary design make this home a truly inviting space for both relaxation and entertainment.

Nestled in a popular location, this home offers unparalleled convenience for commuters, with the nearby Kennett train station providing easy access to Ipswich and Cambridge. The proximity to major roadways, including the A11 and A14, ensures that everything you need is within a short drive. The surrounding area is rich with local amenities, creating a perfect balance of country living and urban convenience.

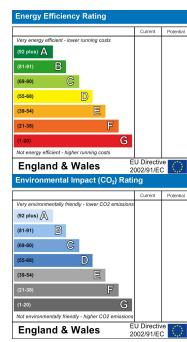
Step into a welcoming entrance hall leading to a well-designed layout featuring a convenient WC, a spacious living room, a study for your work-from-home needs, and an expansive kitchen/dining room. The

## Directions

01638 750241

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## 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.