



---

JERSEY MEADOW | KENTFORD

---

*Family Home in Desirable Village Location*

## FEATURES

- Modern Family Home Built By Hopkins Homes
- Walking distance to Kennett Station & Post Office
- Kennett & Moulton Primary Schools within easy reach
- Open plan feel with double doors joining the kitchen/dining and living areas
- Air Source Heating
- Virtual 3D Tour Available
- Easy access to A11/A14
- Oversized garage en-bloc to the side of the property with power & light.

## DESCRIPTION

Clarke Philips are pleased to offer this three bedroom modern semi-detached home with NO CHAIN. Positioned towards the end of this popular village cul-de-sac which benefits from walking distance to Station, village shop/post office and Public Houses. Moulton and Kennett Schools within easy reach. This immaculate home offers semi open-plan living with double doors connecting the kitchen/dining to living area. There is a single garage en-bloc.

### Entrance Hall

Wood effect flooring, stairs leading to first floor with under-stairs cupboard below.

**Living Room 15'5" x 10'11" (4.70m x 3.33m)**

Window to front aspect.



## ACCOMMODATION

### **Kitchen/Diner 9'1" x 17'7" (2.76m x 5.36m)**

Wide range of wall and base units. Double oven with grill and electric hob with extractor over. Integrated fridge/freezer and dishwasher. Stainless steel sink with drainer. Window and French doors leading to rear garden.

### **WC**

Low level WC, hand wash basin.

### **First Floor Landing**

Airing cupboard and loft access.

### **Master Bedroom 12'1" x 10'4" (3.68m x 3.14m)**

Window to rear aspect.

### **En-suite**

Double shower cubicle with low profile shower tray. Low level wc, hand wash basin inset in vanity unit. Heated towel rail.

### **Bedroom 2 10'4" x 10'4" (3.16m x 3.15m)**

Window to front aspect.

### **Bedroom 3 8'10" x 7'1" (2.68m x 2.16m)**

Window to rear aspect.

### **Bathroom**

Panel bath with shower over, part tiled walls, low level WC and hand wash basin. Window to front aspect.

### **Outside**

Landscaped garden to front and rear. Enclosed rear garden accessed via side gate. Mainly laid to lawn with patio area and timber shed. Well stocked garden with a variety of shrubs.

### **Garage & Parking**

Oversized garage with power and light position to the side of the property under a coachhouse. Parking to the front of garage. Subject to a lease agreement.

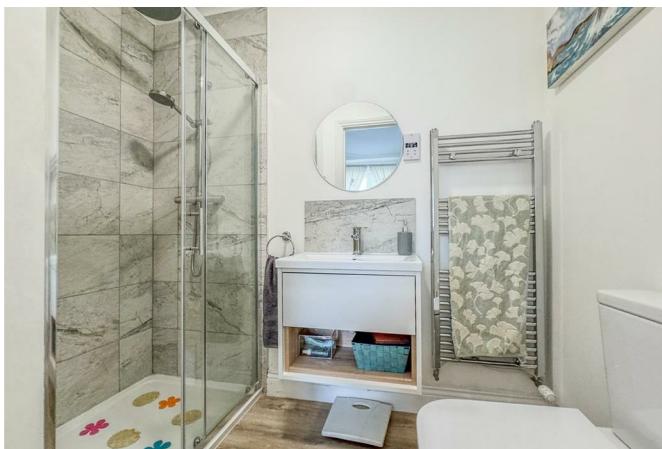
### **Agents Notes**

Development Management Fee - £287 per year



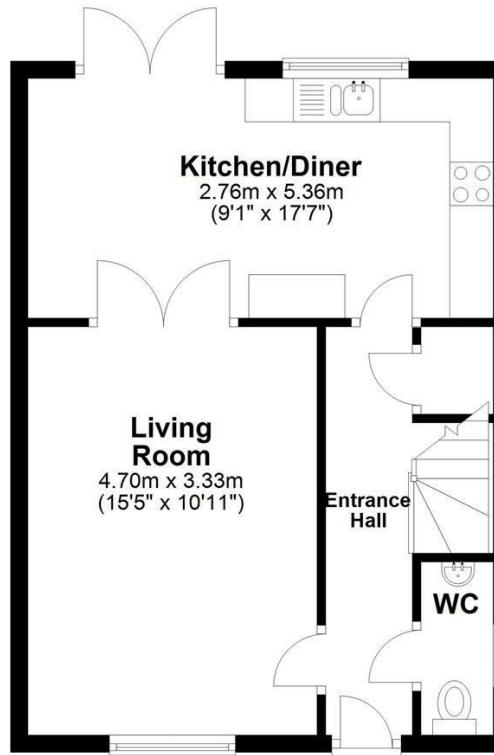






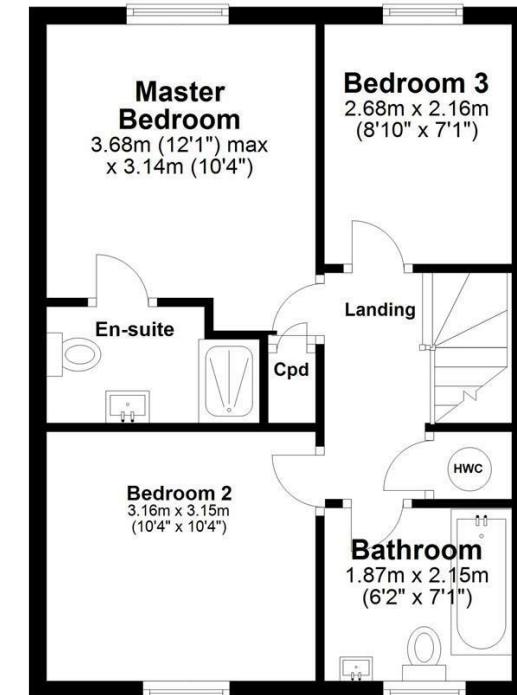
### Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 81.8 sq. metres (880.9 sq. feet)

01638 750241

Council Tax Band : C

[info@clarkephilips.co.uk](mailto:info@clarkephilips.co.uk)

[www.clarkephilips.co.uk](http://www.clarkephilips.co.uk)

#### 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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		99
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		