



DAISY LANE | KENNETT

Walking Distance to Primary School, Station & Village Shop

DAISY LANE | KENNETT

Guide Price £479,995 Freehold

FEATURES

- BOOK a VIEWING with Clarke Philips - Incentives Available!!
- CORNER PLOT ON EDGE OF DEVELOPMENT
- NEW HOME - BUILT & READY TO MOVE IN
- Kennett train station within walking distance, links to Bury St Edmunds, Cambridge and London (with one change).
- Virtual 3D Tour Available
- Walking distance to Primary School & Children Park
- 10-Year NHBC Buildmark Policy
- Council Tax Band E
- Predicted EPC Rating B
- Driveway parking with Electric vehicle charging point & GARAGE

DESCRIPTION

READY TO MOVE IN – LAST PLOT OF THIS STYLE REMAINING

A spacious brand new four bedroom detached home, ready for immediate occupation and positioned in a prime location on the edge of the development.

The property is ideally situated within walking distance of Kennett train station, offering convenient rail links to Bury St Edmunds, Cambridge and London (with one change). The village primary school and local shop with post office are also within easy walking distance, making the location ideal for both commuters and families.

The ground floor offers a welcoming entrance hall leading to a bright dual-aspect living room and an impressive open-plan kitchen/dining space, designed as the heart of the home. The kitchen provides generous work surfaces and integrated appliances, while the dining area features a bay window with French doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining. A separate utility room with external access and a cloakroom complete the ground floor.



Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property enjoys a private enclosed rear garden, with driveway parking, a garage and an electric vehicle charging point to the front.

The home also benefits from energy efficient features including an air source heat pump and solar panels, alongside a 10-year NHBC warranty for added peace of mind.

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.

Additional Information

Estate Management Charge: £90.00

Parking: Driveway

Internal Area: 1338 sq. ft.

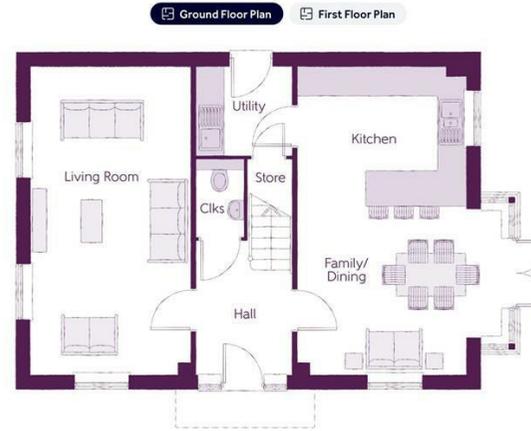
Council tax band: E

Tenure: Freehold









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Council Tax Band :

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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.

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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		