



ROSEMARY GARDENS | KENNETT

Walking Distance to Primary School, Park & Train Station

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Guide Price £449,995 Freehold

FEATURES

- Luxurious four-bedroom detached family home - PLOT 17
- Walking Distance to Train Station and New Primary School
- Brand new build home, incentives available and guarantees as standard (10-year NHBC)
- BUILT & READY TO MOVE IN
- *Photos are for site marketing purposes and may not be of property available*
- Estate Management Charge Estimated £90
- Council Tax TBC
- EPC Predicted B
- Easy Access to A11/A14

DESCRIPTION

BUILT & READY TO MOVE IN - This newly built family home offers generous living space, a stylish interior, and a highly convenient location. Designed with modern family life in mind, it features an impressive kitchen/dining area, a spacious living room, a separate snug/study, and four well-proportioned bedrooms.

Situated in a popular and well-connected location, the property provides excellent commuter links. Kennett train station offers direct services to Ipswich and Cambridge, while the nearby A11 and A14 make travel by road simple and efficient. Local amenities are close at hand, striking the perfect balance between country living and urban convenience.

The welcoming entrance hall, finished with Amtico LVT flooring, leads to a thoughtfully designed ground floor. A convenient WC, generous living room, and versatile snug/study sit alongside the expansive kitchen/dining room — also with Amtico LVT flooring. The kitchen is well-appointed with Porcelain worktops, integrated fridge/freezer, washing machine, double oven, and ample storage. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, four well-sized bedrooms provide flexibility for family needs. The master bedroom boasts built-in wardrobes and a private en suite with walk-in shower, WC, and hand basin. Bedroom Two also includes fitted wardrobes, while a modern family bathroom serves the remaining rooms.

Externally, the rear garden is laid to both patio and lawn, ideal for entertaining or children's play. The garden is enclosed by panel fencing for privacy, with gated access to the driveway and garage. The property is further enhanced by the addition of an electric car charging point.

Set within an excellent school catchment area, this property is an outstanding choice for families seeking a modern, community-focused home.



ACCOMMODATION

Measurements

Kitchen/Dining area - 4.44m (max) x 5.88m (14'7" (max) x 19'3")

Living room - 3.30m (max) x 5.19m (max) (10'10" (max) x 17'0" (max))

Study - 2.32m x 2.80m (7'7" x 9'2")

Cloakroom - 1.07m x 1.85m (3'6" x 6'1")

Bedroom 1 - 3.36m x 3.89m (max) (11'0" x 12'9" (max))

Bedroom 1 en suite - 2.61m x 1.50m (8'7" x 4'11")

Bedroom 2 - 3.16m x 3.36m (10'4" x 11'0")

Bedroom 3 - 2.70m (max) x 3.01m (8'10" (max) x 9'10")

Bedroom 4 - 2.39m x 3.14m (7'10" x 10'4")

Bathroom - 1.93m x 2.11m (6'4" x 6'11")

Property Information

Tenure: Freehold

Local Authority: East Cambridgeshire

Council Tax Band: TBC

Services: Mains Electric & Water (Heating-Energy Source Heat Pump + Added benefit of solar panels for energy efficient living)

Estate management charge - £90 PA

ADDITIONAL INCENTIVES MAY BE APPLIED, PLEASE CONTACT US FOR FURTHER INFORMATION











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Council Tax Band : New Build

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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		