

Accommodation

Entrance hall

With laminated flooring and access and door leading through to:

Living room (17'10" x 13'10")

With window to the front aspect, inset fireplace, TV point and French style doors through to:



Conservatory (12'9" x 9'6")

With tiled flooring and French style doors through to rear garden.

Kitchen/breakfast room (11'7" x 10'10" max)

Fitted with a range of eye level and base storage units with working top surfaces over, built-in large cupboard, one and a half bowl sink unit, plumbing for washing machine, oil fired boiler serving domestic hot water and central heating system with radiators around the house, window to the front and side aspect and door through to side/front garden.



Bedroom 1 (13'11" x 13'6")

With window to the front aspect and access leading through to:



Bedroom 4 (11'10" x 8'7")

With window to the rear aspect.

Family bathroom

Four piece suite comprising of low level WC, pedestal wash hand basin, panel sided bath, shower cubicle and window to the rear aspect.

Outside

The property is approached by a five bar gate and leading to gravelled driveway with access and parking for several vehicles.

Rear garden

Delightful fully enclosed rear garden providing a good degree of privacy and laid mainly to lawn with a variety of flowers, borders and beds and wonderful views to rear overlooking local paddock with some mature plants and trees.

En-suite bathroom

Suite comprising of low level WC, pedestal wash hand basin, panel sided bath and window to the side aspect.



Bedroom 2 (14'9" x 10'5")

With window to the rear aspect.

Inner hall

With access through to large airing cupboard with plenty of storage and shelving either side and in turn leading through to:



Bedroom 3 (11'10" x 8'10")

With window to the front aspect.





10 Kennett Cottages,
Herringswell Road, Kennett, Newmarket, Suffolk, CB8 7QH

£235,000



Directions

Proceed from Newmarket Clock Tower along Bury Road and continue away from Newmarket heading towards Kentford. On entering the village of Kentford continue through the centre and turn left at the public house (The Cock) into Herringswell Road. Continue for about half a mile through country roads and the first property you come to on your left will be 10 Kennett Cottages.

A rare opportunity to purchase a unique bungalow delightfully set within this semi-rural location and positioned within easy reach of the A14.

Boasting accommodation to include living room/dining room, kitchen/breakfast room, conservatory, four double bedrooms (en-suite to master) and a family bathroom.

The property also enjoys delightful gardens with lovely views to rear overlooking local paddocks.

Viewings strictly by appointment only with Morris Armitage.



Morris Armitage accepts no liability for and has not tested any gas or electrical equipment or other appliances and cannot comment on the structure or any works carried out on this property. We recommend that any prospective Purchaser carry out their own checks and/or surveys in such areas. Measurements are of an approximate nature and again we advise that interested parties verify these themselves prior to purchase.

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