



**Martins Cottage Newmarket Road  
Kennett, Cambridgeshire CB8 7PP  
Guide Price £400,000**



## Martins Cottage Newmarket Road, Kennett, Cambridgeshire CB8 7PP

An individual detached family home requiring improvement works yet offering outstanding scope for potential future development, subject to relevant consents. Offered for sale with the distinct advantage of no onward chain.

Never having previously been listed for sale, Martins Cottage proudly stands in the centre of the popular and much loved village, ideally located for the A14 motorway. The desirable village of Kennett is well positioned within the Suffolk countryside and sits approximately 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. Local amenities include a Post Office and general store, 2 public houses/restaurants, Church and veterinary clinic. A primary school and train station can be found in the neighbouring village of Kennett (approx. 1 mile) providing access to Cambridge, Ipswich, Norwich and London.

In need of updating, this late 1960's detached property was individually built by the owners and benefits from an entrance hallway, cloakroom, two reception rooms, kitchen, three bedrooms and a family bathroom.

Externally the property stands in a good size plot with a wrap around clunch wall fronted garden and a detached garage.

An incredibly rare opportunity.

EPC (D)

### Accommodation Details

Front door with glazed panel to the side leading through to:

#### Entrance Hall

With staircase rising to the first floor, window to the front aspect, built in storage cupboard, airing cupboard, radiator, access and door leading through to:

#### Sitting Room 13'2" x 12'11" (4.01m x 3.94m)

Dual aspect room with windows to the front and side aspects, two radiators.

#### Dining Room 11'10" x 11'7" (3.61m x 3.53m)

Dual aspect room with windows to the rear and side aspects, two radiators

#### Kitchen/Breakfast Room 11'7" x 9'11" (3.53m x 3.02m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate

hob, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, ample space for dining table and chairs, opening to storage area, radiator, window to the rear aspect, access and door leading through to dining room.

#### Cloakroom

Comprising low level WC and wash hand basin, radiator, window with obscured glass to the side aspect.

#### First Floor Landing

With access to loft space, built in storage cupboard, access and door leading through to:

#### Bedroom 1 13'7" x 11'7" (4.14m x 3.53m)

With window to the front aspect, built in wardrobes, radiator.

#### Bedroom 2 11'10" x 9'3" (3.61m x 2.82m)

With window to the side aspects, built in wardrobe, radiator.

#### Bedroom 3 12'6" x 8'6" (3.81m x 2.59m)

With window to the side aspect, built in wardrobe, radiator.

#### Bathroom 8'0" x 4'9" (2.44m x 1.45m)

With suite comprising panel bath with mixer taps/shower attachment, pedestal wash hand basin and low level WC, part tiled walls, radiator, window with obscured glass to the side aspect.

#### Outside

Wrap around gardens predominantly laid to lawn with a variety of mature plants/shrubs and trees, part clunch wall to the front, access to:

#### Garage 21'6" x 12'0" (6.55m x 3.66m)

Detached garage with up and over style door, pedestrian door to the side.



**DINING ROOM**  
11'10" x 11'7"  
3.60m x 3.52m

**KITCHEN**  
11'7" x 9'11"  
3.52m x 3.02m

**LIVING ROOM**  
13'2" x 12'11"  
4.02m x 3.95m

**ENTRANCE HALL**  
UP

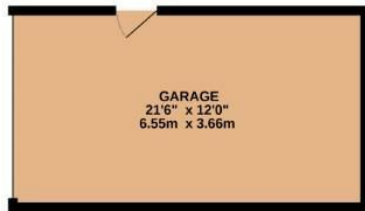
**STORE**

**BAIRING OUTDOORS**  
**B**

**CUPBOARD**

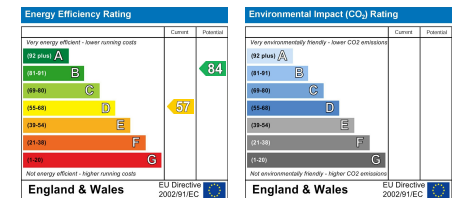
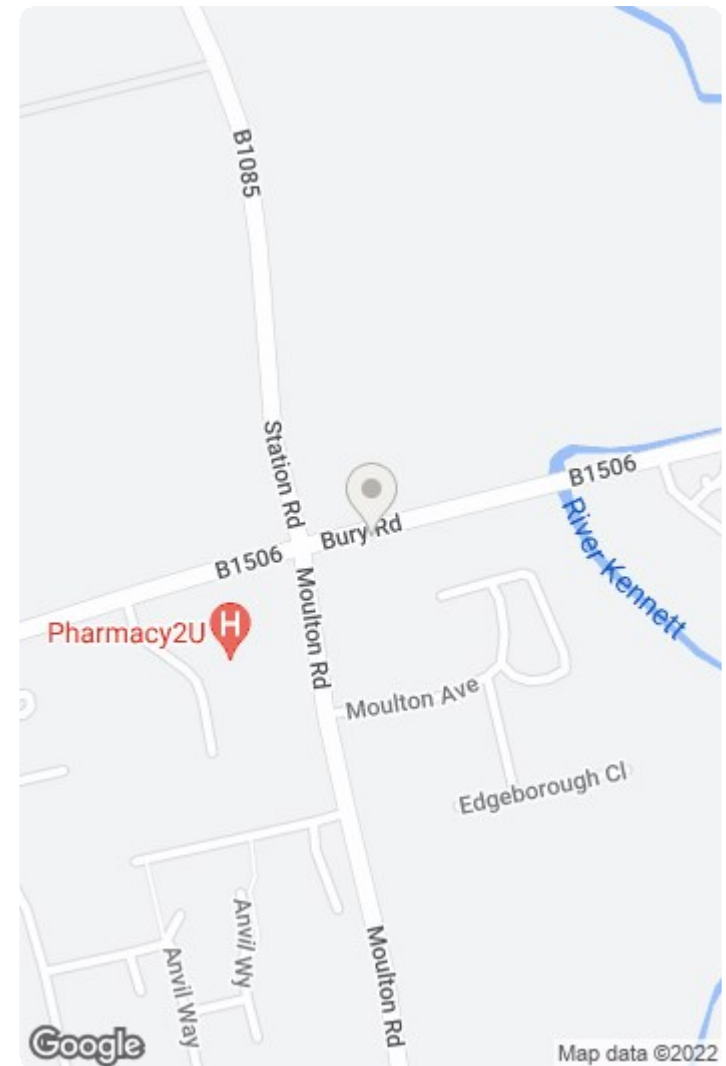
This floor plan shows a three-bedroom house with a central landing. The layout includes:

- Bedroom 1 (Top Left):** 11'10" x 9'3" (3.60m x 2.82m)
- Bedroom 2 (Bottom Left):** 13'7" x 11'7" (4.14m x 3.52m)
- Bedroom 3 (Top Right):** 12'6" x 8'6" (3.82m x 2.58m)
- Bathroom (Middle Right):** 8'0" x 4'9" (2.45m x 1.44m)
- Landing (Center):** A central hallway connecting the bedrooms and bathroom.
- Entrance:** A front door leading into the landing.
- Windows:** Indicated by lines with small triangles on the exterior walls.
- Stairs:** A staircase labeled "DOWN" is located at the bottom right of the landing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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