



3 Ravensbury Cottage Bury Road
Kentford, Suffolk CB8 7PT
Guide Price £299,995

3 Ravensbury Cottage Bury Road, Kentford, Suffolk CB8 7PT

A charming end of terrace bay fronted period property positioned in the centre of this well served village with excellent access to the A14 and offered for sale with no upward chain attached.

The village of Kentford is a small rural village in West Suffolk and ideally situated with easy access to the medieval market town of Bury St Edmunds and close to Newmarket, the home of British Horse Racing.

Enjoying well-presented and updated rooms throughout this property enjoys surprisingly spacious accommodation arranged over three floors to include an entrance hall, bay windowed sitting room, large kitchen/diner, two bedrooms and bathroom to the first floor and a further bedroom to the second floor.

With an established and well maintained private rear garden leading to garage and off road parking.

Rarely available and no upward chain – early viewings are recommended.

EPC (D)

Accommodation Details

Front door with storm canopy leading through to:

Entrance Hall

Staircase leading to the first floor, built in cupboard, door leading through to:

Sitting Room 17'2" x 13'5" (5.23m x 4.09m)

Good size room with bay window to the front aspect, TV aerial connection point, radiator, door leading to:

Kitchen 17'2" x 10'3" (5.23m x 3.12m)

Re-fitted kitchen with a range of eye level and base storage units with granite effect working top surfaces over, stainless steel sink unit with mixer tap over, tiled splash backs throughout, built in electric oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washer/dryer, vinyl

flooring, window to the rear, part glazed door leading to the rear garden.

First Floor Landing

With built in cupboard, staircase rising to the second floor, door leading to:

Bedroom 1 11'0" x 11'5" (3.35m x 3.48m)

Double bedroom with large window to the front aspect, radiator.

Bedroom 3 9'3" x 10'3" (2.82m x 3.12m)

With window to the rear aspect, radiator.

Bathroom

Re-fitted family bathroom with suite comprising bath with mixer taps and plumbed shower over and screen, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, heated towel rail, extractor, window to the rear aspect.

Second Floor Landing

With built in cupboard, access and door leading to:

Bedroom 2 14'0" x 7'7" (4.27m x 2.31m)

Double bedroom with built-in storage space, windows to the front and rear aspects, radiator.

Outside - Front

Gated access to the rear of the property.

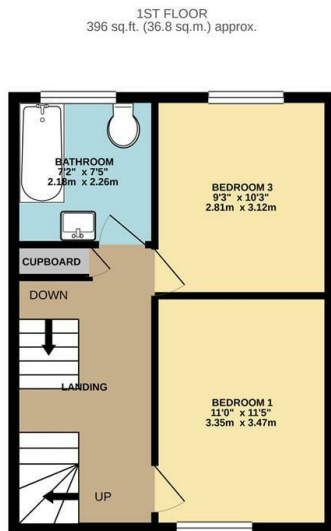
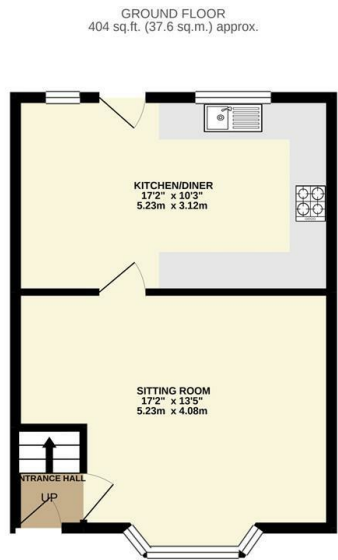
Outside - Rear

With fully enclosed rear garden predominantly laid to lawn bordered by mature plants/shrubs, paved seating area, gated access leading to:

Garage

Single garage with up and over style door, pedestrian door to the side and parking to the front.

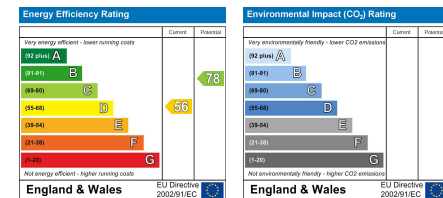
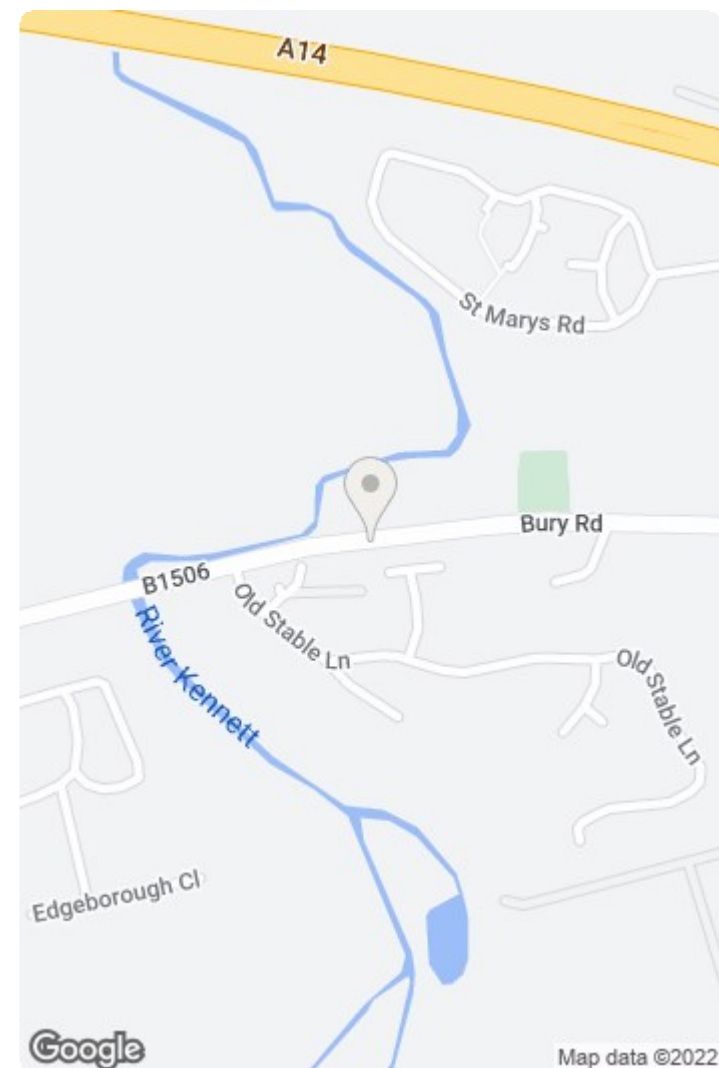




TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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