



Jeddah Way
Kennett, CB8 8JY
Guide Price £515,000

Jeddah Way, Kennett, CB8 8JY

A modern and detached family home set within this recently constructed development and positioned in close proximity to the train station and within easy reach of the A14 and Newmarket.

This well presented home has been cleverly designed to offer comfortable and versatile space arranged over three floors. Accommodation includes an entrance hall, living room, kitchen/breakfast room, sitting room, cloakroom, five good size bedrooms (with en-suite to master) and a family bathroom. Benefiting from oil fired central heating and double glazing throughout.

Externally the property offers a pretty and fully enclosed rear garden, off road parking and a double garage.

An internal viewing is strongly recommended.

EPC (C)
Council Tax Band E (West Suffolk)

Accommodation Details

Part glazed front door with glazed panels to the side leading through to:

Entrance Hall

With staircase rising to the first floor, radiator, access and door leading through to:

Lounge 16'0" x 13'10" (4.88m x 4.22m)

With window to the rear aspect, French style doors leading to the rear garden, feature fireplace to the side, TV aerial connection point, radiator.

Kitchen/Breakfast Room 21'10" x 10'2" (6.65m x 3.10m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in eye level double oven, separate ceramic hob with extractor hood over, space for fridge/freezer, integrated dishwasher, integrated washing machine, inset sink unit with mixer tap over and drinking tap, ample room for dining table and chairs, tiled flooring, radiator, window to the front aspect, French style doors leading to the rear garden.

Dining Room 10'1" x 9'2" (3.07m x 2.79m)

With window to the front aspect, radiator.

Cloakroom

Comprising low level WC and wash hand basin, radiator, extractor.

First Floor Landing

With staircase rising to the second floor, airing cupboard, access and door leading through to:

Master Bedroom 14'8" x 10'4" (4.47m x 3.15m)

With window to the front aspect, built in wardrobes, radiator, access and door leading through to:

En-Suite 9'3" x 4'9" (2.82m x 1.45m)

With suite comprising walk in shower enclosure, pedestal wash hand basin and low level WC, tiled walls, radiator, window to the rear aspect.

Bedroom 4 10'5" x 9'11" (3.18m x 3.02m)

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

Bedroom 5/Study 9'5" x 9'0" (2.87m x 2.74m)

With window to the rear aspect, radiator.

Bathroom

With suite comprising panel bath with mixer taps/shower hose, pedestal wash hand basin and low level WC, part tiled walls, electric shaver point, radiator, window to the rear aspect.

Second Floor Landing

With access to loft space, access and door leading through to:

Bedroom 3 16'2" x 9'10" (4.93m x 3.00m)

Dual aspect room with dormer window to the front aspect, and Velux window to the rear aspect, radiator.

Bedroom 4 16'1" x 10'5" (4.90m x 3.18m)

Dual aspect room with dormer window to the front aspect, and Velux window to the rear aspect, radiator.

Shower Room 7'9" x 6'2" (2.36m x 1.88m)

With suite comprising shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, radiator, Velux window to the rear aspect.

Outside - Front

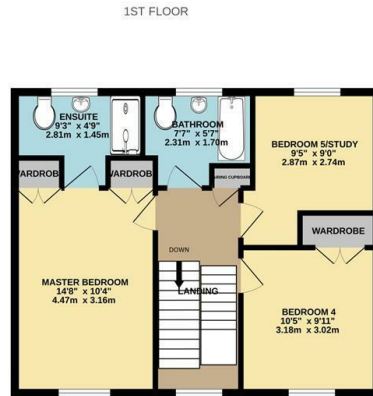
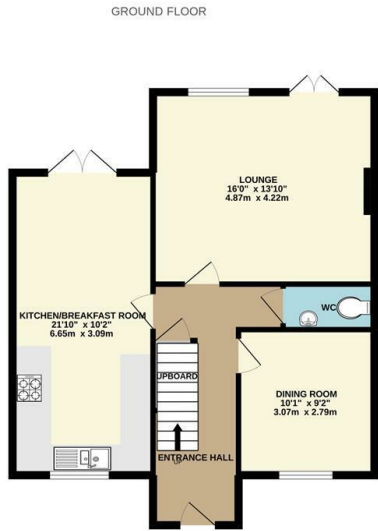
Front garden containing a variety of mature plants/shrubs, gated access to rear garden, driveway leading to:

Garage

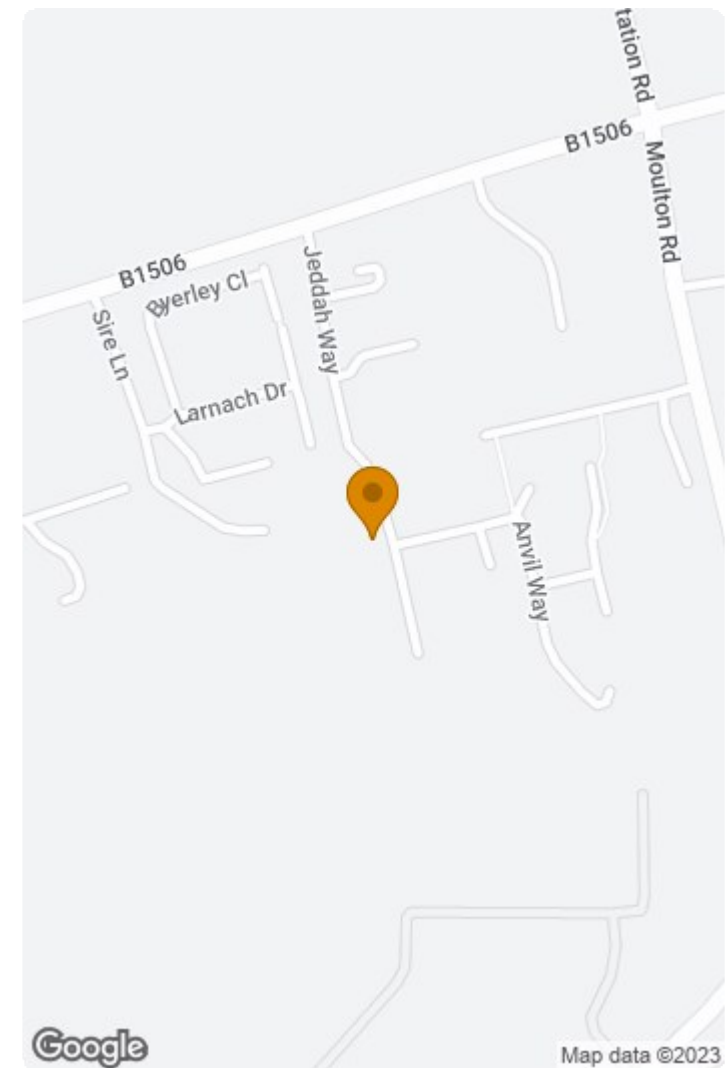
Double garage with up and over style doors, power and lighting, part glazed pedestrian door leading to the rear garden.

Outside - Rear

Fully enclosed rear garden garden predominantly laid to lawn with a backdrop of mature trees, paved patio/seating area.



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.
 Made with Metropix ©2022



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-101 kWh/m ²)			A (82-91 g/kWh)		
B (81-91 kWh/m ²)			B (92-101 g/kWh)		
C (69-80 kWh/m ²)			C (102-111 g/kWh)		
D (55-68 kWh/m ²)			D (112-121 g/kWh)		
E (45-54 kWh/m ²)			E (122-131 g/kWh)		
F (35-44 kWh/m ²)			F (132-141 g/kWh)		
G (25-34 kWh/m ²)			G (142-151 g/kWh)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



