



Farrier Mews, Kentford CB8 7RJ

Guide Price £475,000



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Farrier Mews, Kentford CB8 7RJ

A modern, detached family home superbly set on the edge of this recently constructed development and set towards the end of a quiet cul-de-sac.

Cleverly planned and offering some appealing open plan living, this property enjoys accommodation to include entrance hall, living room, study, impressive kitchen/dining/family room, four bedrooms (ensuite to master) and a family bathroom.

A delightful well stocked and fully enclosed garden and off extensive driveway and garage facilities.

Accommodation:

Hallway

Entrance hall with doors leading to: Living Room, Study, WC and Kitchen/Family Room.

Living Room 18'10" x 17'2" (5.76m x 5.24m)

Beautifully presented living room with dual aspect overlooking the rear garden. Door leading to entrance hall. Radiator

Kitchen/Dining/Family Room 33'11" x 20'6" (10.34m x 6.26m)

Superb, contemporary kitchen/dining/family room. Kitchen: a range of stylish white eye and base level cupboards, affording ample storage, with composite work top over. Integrated eye-height double electric oven. Integrated electric hob with ceiling mounted stainless steel/glass extractor over. Composite 1 1/2 bowl sink with drainer and mixer tap over. Integrated fridge/freezer and dishwasher. Tiled splash back throughout work areas. Dual aspect windows overlooking the side and rear garden. Dining/Family room: light and spacious versatile room with double height ceiling containing Velux windows. Central and wall lighting.

Window and French doors to the rear garden. Double height, triple window overlooking the side aspect. Doors to utility area and entrance hall. Stairs leading to first floor. Attractive tiled flooring throughout

Utility Area 3'11" x 7'0" (1.21m x 2.15m)

Sizeable area providing further storage and space and plumbing for washing machine.

Study 9'6" x 8'8" (2.90m x 2.65m)

Generous study with window overlooking the front aspect. Door leading to entrance hall. Radiator.

WC

White suite comprising of low level WC and hand basin with mixer tap over.

First Floor Landing

Good size landing. Radiator.

Bedroom 1 16'10" x 10'7" (5.15m x 3.23m)

Generous double bedroom with built-in mirrored wardrobes along one wall. Dual aspect windows overlooking the front and side aspects. Radiator. Doors leading to en suite and landing.

En suite 9'8" x 6'7" (2.97m x 2.02m)

Contemporary en suite with white suite comprising of low level WC, wall mounted hand basin with mixer tap over. Fully tiled walk-in shower. Tiled splash back to half height. Tiled flooring. Ladder style radiator. Obscured window.

Bedroom 2 11'0" x 10'7" (3.36m x 3.23m)

Currently used as a dressing room. Window to the front aspect. Radiator. Door leading to landing.

Bedroom 3 12'5" x 13'10" (3.81m x 4.23m)

Good sized room with dual aspect windows overlooking the side and rear. Radiator. Door leading to landing.

Bedroom 4 9'5" x 13'10" (2.88m x 4.23m)

Good size double bedroom. Window overlooking the front aspect. Radiator. Door leading to landing.

Bathroom

Contemporary bathroom with white suite comprising of low level WC, wall mounted hand basin with mixer tap over and bath. Tiled splash backs. Generous, fully tiled walk-in shower with glass sliding doors. Ladder style radiator. Tiled flooring. Obscured window. Door leading to landing.

Outside - Rear

Charming garden with patio area outside the kitchen/dining/family room. Further lawn and gravel area with a variety of mature planting. Pergola over mid-section of garden.

Outside- Front

Beds of mature shrubs either side of entrance. Block paved driveway leading to garage.

PROPERTY INFORMATION

Maintenance fee - 2023 maintenance fee for communal areas was £266 for the year.

EPC - C

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 130 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Flo-gas (LPG - Communal tank on meter)

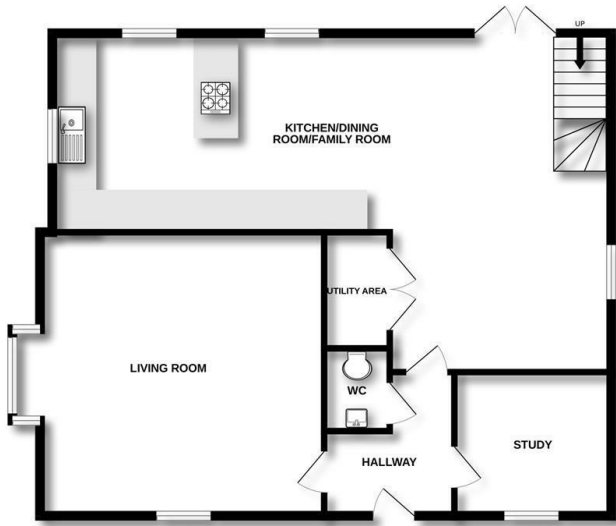
Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

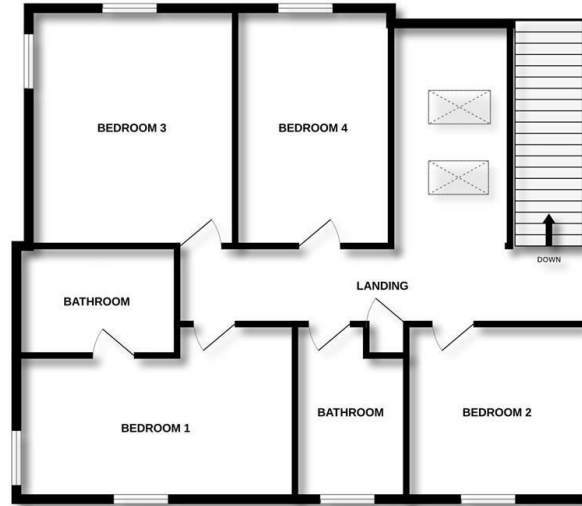
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.

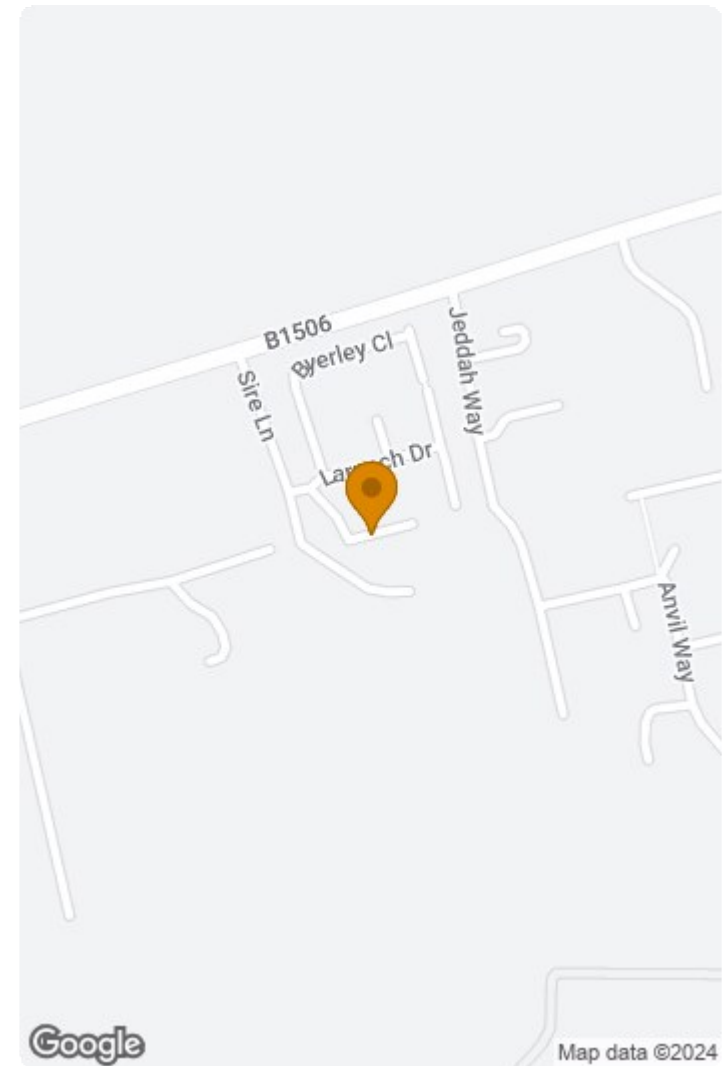


1ST FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 2023 sq.ft. (187.9 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	86		
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>54-68 D</p> <p>45-53 E</p> <p>35-44 F</p> <p>2-34 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>54-68 D</p> <p>45-53 E</p> <p>35-44 F</p> <p>2-34 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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