



MOULTON ROAD
Kennett

Carter Jonas

MOULTON ROAD, KENNETT, NEWMARKET, SUFFOLK, CB8 8QS

- Cambridge - approx. 18 miles
- Bury St Edmunds - approx. 10 miles
- Railway Station - approx. 1 mile

Around 2 acres • Idyllically positioned • Fantastically presented throughout • Ample driveway parking & double garage • Close to 2,200 sq.ft of accommodation • Potential for equestrian use • EPC rating E

DESCRIPTION

An incredibly well-presented and idyllically positioned four-bedroom detached house measuring close to 2,200 sq.ft of accommodation situated within around 2 acres. The property has been flawlessly and meticulously improved and extended over recent years to now offer a stunning kitchen, impressive bathrooms, woodburning stoves, oak flooring and fitted window shutters. Externally enjoying a large gated driveway, a detached double garage and vastly impressive gardens.

Entering into the entrance hall that is presented in two sections with fitted storage and oak flooring. Then leading to the sitting room with a woodburning stove and bi-folding doors opening to the garden. The dining room also offers a woodburning stove and windows to both side and rear aspects. The kitchen/dining room offers extended space with an impressively stylish kitchen with integrated appliances including an instant hot water tap, fridge, freezer, dishwasher, Miele hob with integrated extractor, two Miele pyrolytic ovens, Miele steamer microwave combination and Miele coffee machine. Also offering oak flooring, ample dining space and bi-folding doors leading to the rear garden. The remaining ground floor consist of a utility room, study and shower room, which has recently been improved to a high standard.

A PARTICULARLY WELL-PRESENTED FOUR-BEDROOM DETACHED HOUSE OFFERING CLOSE TO 2,200 SQ.FT OF ACCOMMODATION AND AROUND 2 ACRES, BOASTING AN IDYLIC POSITION IN THIS VASTLY POPULAR SUFFOLK VILLAGE.



The first floor enjoys a spacious and light landing, as well as four spacious bedrooms, all of which offering fitted shutters at each window and most offering fitted wardrobes. The master bedroom boasts a stylish ensuite shower room. Lastly, the bathroom is particularly spacious and very well presented.

OUTSIDE

The property is approached through aluminium gates that open to the large driveway providing parking for several vehicles, as well as turning space, and leads to the DETACHED DOUBLE GARAGE with power and electric doors, as well as an electric car charging point. The stunning and sizeable gardens are an incredible asset to the property measuring close to 2 ACRES in total of predominately lawn with a porcelain paved terrace wrapping the south and east sides of the property. To the rear of the garden is a SUMMER HOUSE with an additional paved terrace and a hot springs salt-system hot tub.

LOCATION

Kennett is a small picturesque village enjoying a delightful location within easy reach of the A11 and the A14 and just 5 miles from the historic market town of Newmarket. Kennett and the adjoining village of Kentford benefit from a good range of local amenities including 2 public houses, a church, a village store/Post Office, another convenience store, village hall, recreation field, primary school and railway station.

ADDITIONAL INFORMATION

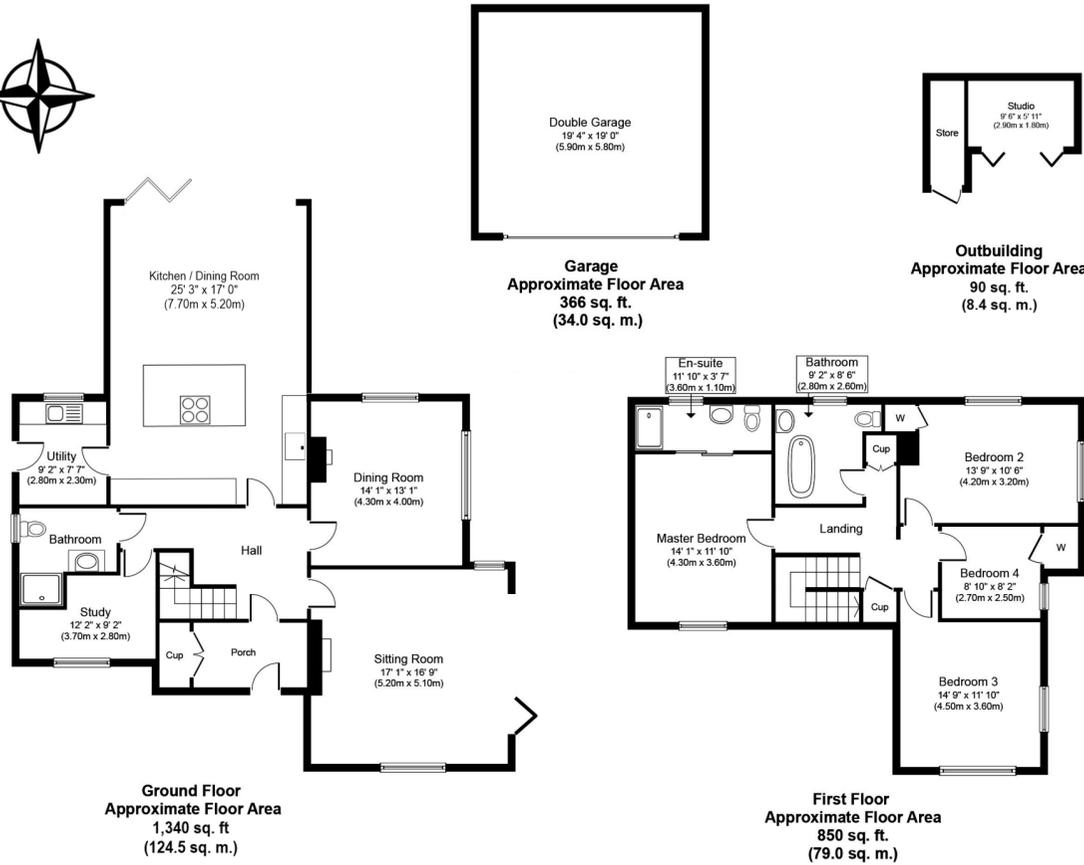
Tenure: Freehold

Services: LPG gas fired central heating. Mains water and electricity. Septic tank drainage. Note, none of these have been tested by the agent.

Local Authority: West Suffolk District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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