

Kingsbridge Way, Kentford, CB8 8JY

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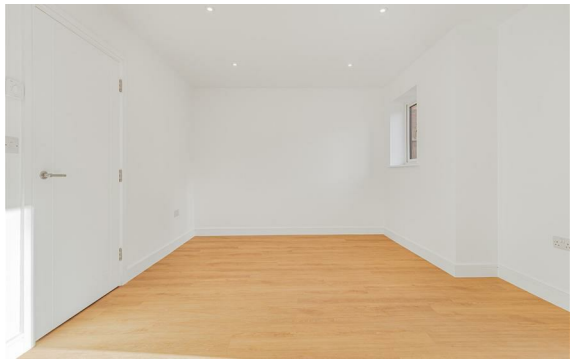
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Guide Price £425,000



- Brand New Townhouse
- 4 Double Bedrooms - 1 with large Ensuite & Dressing Room
- 2 Bath/Shower Rooms
- Under Floor Heating on Ground Floor
- Enclosed Rear Garden
- Carport with EV Charging Point
- Excellent Access to the A11 & A14
- 10 Year Build Zone Warranty

A superb, newly built 4 bedroom townhouse set in a sought after village with excellent access to the A11 and A14. Offering over 1,500 sq ft of well-designed accommodation across 3 floors, the property features a modern kitchen with integrated appliances, a generous living/dining room, 4 double bedrooms and 2 family bath/shower rooms. The primary bedroom enjoys its own dressing room and an exceptionally spacious ensuite bathroom. Further benefits include air source underfloor heating, an enclosed rear garden and 2 parking spaces under carport with EV charging point. Viewing Essential.









LOCATION

KENTFORD and neighbouring Kennett are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

ENTRANCE HALL
with front entrance door, LVT flooring, large under stairs cupboard housing the hot water cylinder, stairs to the first floor.

KITCHEN
with a range of wall and base mounted units with granite work surfaces over, built-in appliances including a Neff double oven, fridge/freezer, washing machine, dishwasher and Neff induction hob with extractor hood over, sink, window to the front aspect.

CLOAKROOM
with a low level WC, hand wash basin, window to the front aspect.

LIVING/DINING ROOM
A large room with LVT flooring, a window to the rear aspect and double doors opening onto the rear garden.

FIRST FLOOR

LANDING
with a radiator, stairs leading up to the second floor.

BEDROOM 1
with a radiator and window to the rear aspect, dressing room.

LARGE ENSUITE BATHROOM
with a large walk-in double shower with rainfall shower head, freestanding bath, large vanity sink, low level WC, 2 heated towel rails, velux window to the front aspect.

BEDROOM 2
with a radiator and window to the front aspect.

FAMILY BATHROOM
with hand wash basin, low level WC, panelled bath with shower over, heated towel rail, window to the front aspect.

SECOND FLOOR

LANDING
with a radiator.

BEDROOM 3
with a radiator, velux window and 2 further windows to the rear aspect.

DRESSING ROOM/STUDY
with a radiator, velux window and 2 further windows to the front aspect.

SHOWER ROOM
with a double width shower with rainfall shower head, low level WC, hand wash basin, heated towel tail.

OUTSIDE
To the rear of the property is a garden mainly laid to lawn with a patio seating area.

Driveway parking for 2 cars under carport with EV charging point.

SALES AGENTS NOTES
Tenure - Freehold
Council Tax Band - TBC
Property Construction – Brick and Block
Square Footage - 1,539
Parking – Carport with space for 2 cars and an EV charging point

Utilities / Services

Electric and Water Supply - Mains
Sewerage - Mains
Heating sources - Air Source Heating (ground floor under floor heating, second/third floors radiators)
Broadband Type – FTTP
Mobile Signal/Coverage – Good
Flood risk - Very Low

We have not been made aware of any restrictive covenants for the property, this however will need to be confirmed during the conveyancing process.

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

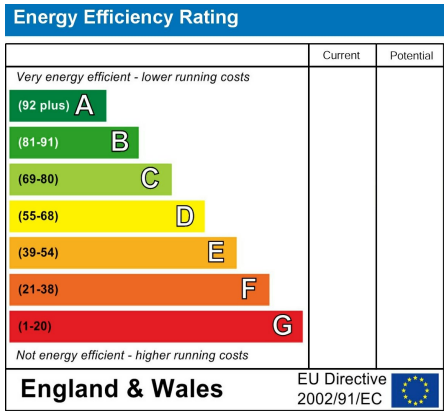








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Guide Price £425,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - West Suffolk









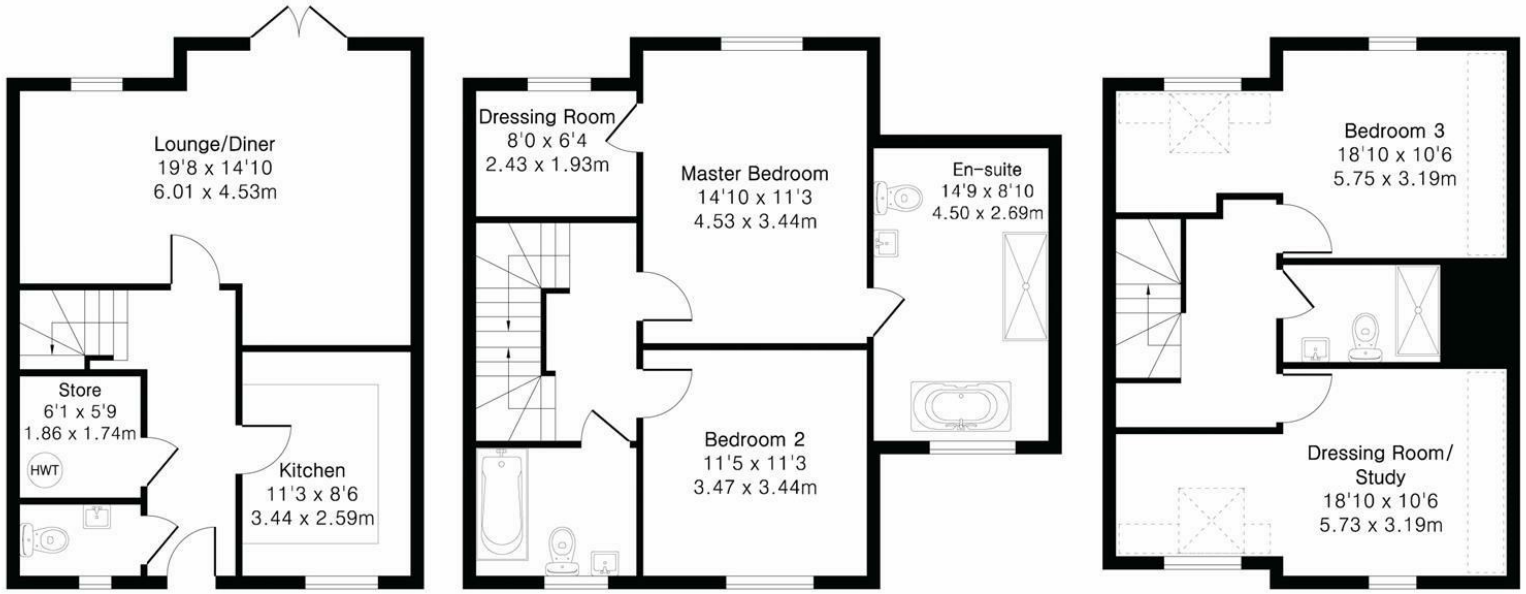
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Approximate Gross Internal Area 1540 sq ft - 143 sq m

Ground Floor Area 417 sq ft – 39 sq m

First Floor Area 637 sq ft – 59 sq m

Second Floor Area 486 sq ft – 45 sq m



Ground Floor First Floor Second Floor

PINK PLAN

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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