



DAVID
BURR

**3 Forest End,
Kennett, Suffolk**





3 Forest End, Kennett, Suffolk, CB8 7RG

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.

A substantial and fantastically presented five-bedroom detached home measuring close to 2,600 sq. ft of accommodation in this popular Suffolk village. The property has been tastefully modernised in recent years to now offer a high-quality finish with oak internal doors, modern bathrooms and a high-spec kitchen. Externally the property offers a paved driveway, detached double garage and attractively presented established front and rear gardens.

A spacious five-bedroom detached home measuring close to 2,600 sq. ft of accommodation in Kennett.

ENTRANCE HALL An extended space with windows to the front and side aspects, and understairs storage.

SITTING ROOM A large room with a window to front aspect, an inset wood burning stove with an oak mantel beam and sliding doors leading to the:

GARDEN ROOM With a vaulted ceiling, 'Velux' windows, and windows to each aspect, and French doors leading outside.

DINING ROOM Window to rear aspect.

KITCHEN / BREAKFAST ROOM Fitted with oak units, granite worktops over with an inset double sink, and a water softener. Integrated appliances include a dishwasher, with further space for freestanding appliances. Tiled floor and window to rear aspect.

UTILITY ROOM Fitted units and worktops with an inset sink and drainer. There is space and plumbing for appliances, window and door to the rear aspect.

STUDY Oak flooring and window to front aspect.

CLOAKROOM Fitted with a heated towel rail, WC, vanity sink unit and window to front aspect.

First Floor

LANDING With a fitted airing cupboard housing the pressurised hot water cylinder, and access to the loft.

MASTER BEDROOM An impressive space with fitted storage, a window to the front aspect, and a separate **DRESSING ROOM** with two large wardrobes and a window to the rear aspect. The **ENSUITE** is extensively tiled and features a double-sized shower cubicle, bath, vanity sink unit, two bathroom cabinets, WC, heated towel rail, underfloor heating, and a window to the rear aspect.

BEDROOM 2 Window to front aspect, fitted wardrobes and an **ENSUITE** comprising a shower cubicle, WC, heated towel rail, vanity sink unit and window to front aspect.

BEDROOM 3 Window to front aspect.

BEDROOM 4 Fitted wardrobes and window to rear aspect.

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BEDROOM 5 Window to rear aspect.

BATHROOM Fitted with a bath, WC, fitted storage, wash hand basin and window to rear aspect.

Outside

The front of the property features a substantial paved driveway providing parking for several vehicles and access to the **DOUBLE GARAGE**, which is fitted with electric roll-up doors. The front garden is predominantly lawned with an attractive selection of established shrubs, trees and plants. The rear garden is attractively presented and includes a lawn, a paved terrace, a number of raised flower beds, and a covered pergola with lighting.

SERVICES Oil-fired heating. Mains water, drainage and electricity.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council.

COUNCIL TAX BAND G. (£3,859.67 per annum)

EPC D

TENURE Freehold.

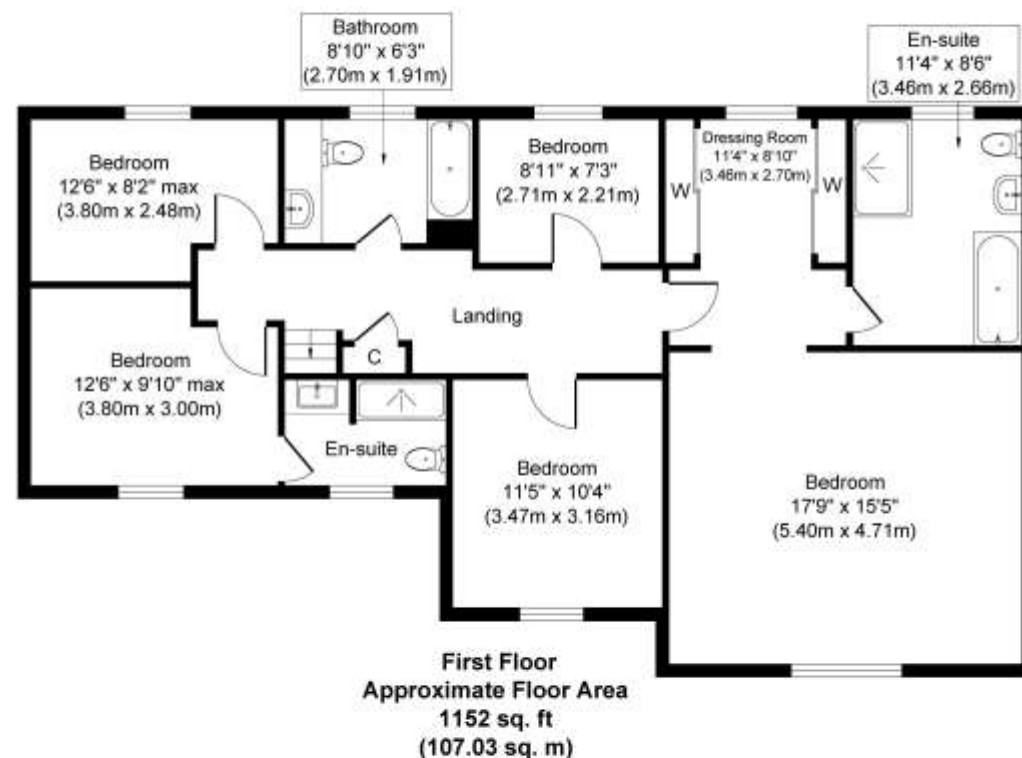
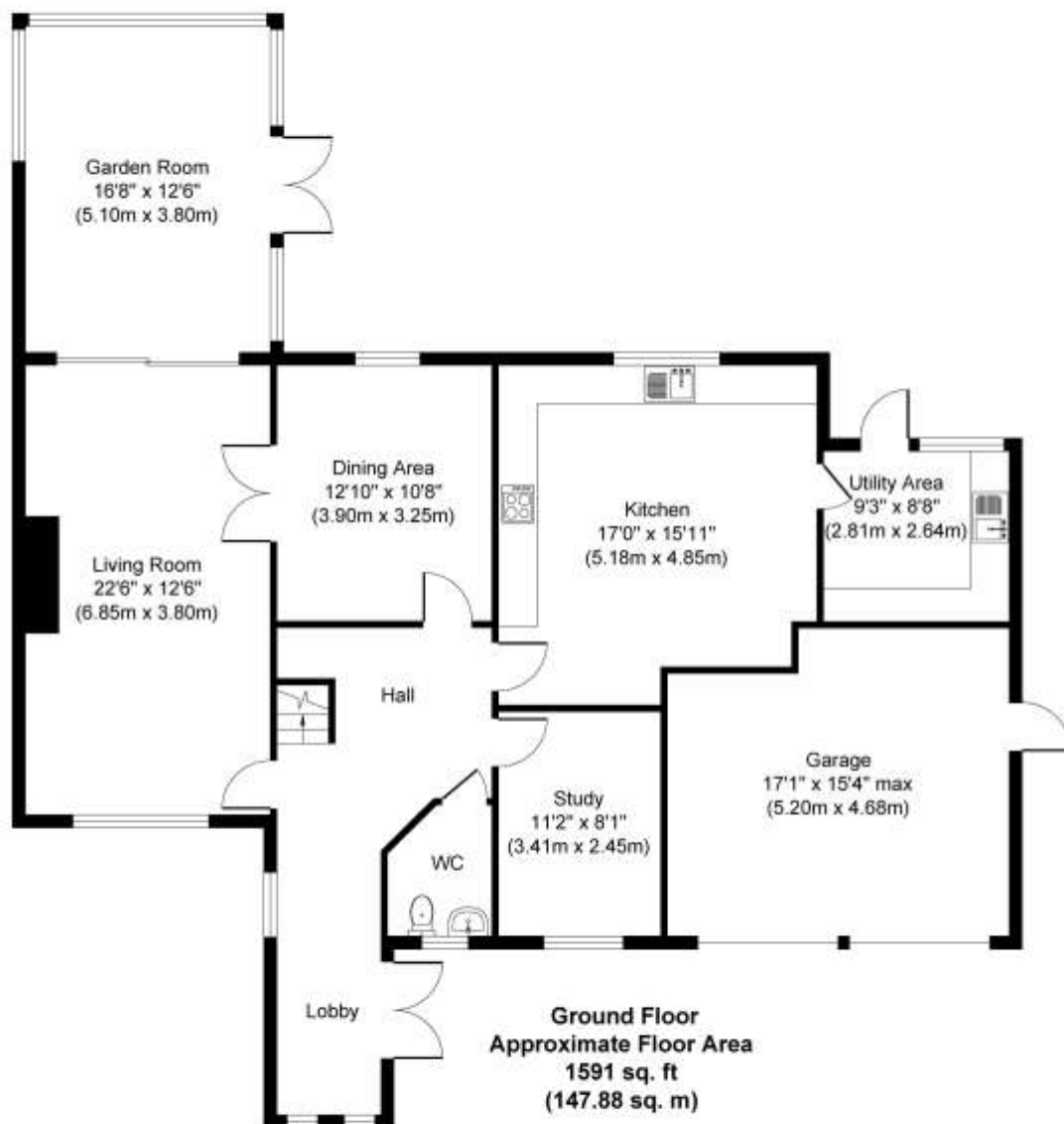
CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS clasps.starfish.sleep

VIEWING Strictly by prior appointment only through DAVID BURR.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

