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Residential sales, lettings & management



4 Anvil Way,
Kennett,
Newmarket, Suffolk ,CB8 8GY

A beautifully presented modern semi detached 3 double bedroom townhouse set within an select modern development in the popular village of Kennett.

Large kitchen/dining room, two reception rooms, master bedroom with en suite, garage, parking and enclosed garden.

Guide Price: £374,950



Anvil Way forms part of a modern development built within the last ten years by the highly regarded builders "Leach Homes". This particular property enjoys an attractive position within the development close to a tree lined community area with playground and offers well designed spacious accommodation over 3 levels.

The popular village of Kennett and Kentford lies about 4 miles east of Newmarket and is particularly well located for access to the A14/A11 dual carriageways which interconnect with Bury St Edmunds about 12 miles east and Cambridge about 17 miles west and Mildenhall about 7 miles to the north. The village enjoys the use of two public houses, a post office and Newsagents and most importantly a railway station which is situated in its sister village of Kennett with connections via Cambridge to London's Kings Cross.

With the benefit of an oil fired radiator heating system and double glazed windows in detail the accommodation includes:-

Ground Floor

Hall

Entrance door, radiator, central heating thermostat stairs to the first floor, airing cupboard with a pressurised hot water cylinder.

Cloakroom

Fitted with two piece suite comprising of a pedestal wash hand basin, low-level WC, extractor fan and radiator.

Dining/Family Room or Bedroom 4 4.28m (14') max x 2.72m (8'11")
Window to the front, double radiator.

Kitchen/Breakfast Room 4.76m (15'7") x 3.74m (12'3") max
Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric double oven, built-in four ring electric ceramic hob with extractor hood over, wall mounted extractor fan, wall mounted and covered oil fired boiler, boiler control panel, window to the rear with internal blind, double radiator, French doors with internal blind to the garden.

First Floor

Landing

Radiator, stairs to the second floor.

Sitting Room 4.80m (15'9") x 3.20m (10'6")
Window to the rear, double radiator, telephone point, TV point, Juliet balcony with double doors.

Bedroom 1 3.51m (11'6") x 2.80m (9'2")
Window to the front, radiator, telephone point, built in wardrobes.

En-suite Shower Room

With a three piece suite including a shower cubicle, low level wc, pedestal hand basin, window to the front, radiator, extractor fan and shaver socket.

Second Floor

Landing

Radiator, access to loft space.

Bedroom 2 4.80m (15'9") x 2.81m (9'3")
Window to the rear, radiator.

Bedroom 3 4.80m (15'9") x 2.63m (8'7")
Window to the front, radiator.



Bathroom

Fitted with three piece suite comprising bath with mixer tap shower handset over, pedestal wash hand basin and low-level WC, extractor fan, shaver point, window to side, radiator.

Outside

Garage 5.09m (16'8") x 2.61m (8'7")

Up and over door, door to the rear, light and power supply.

The property is set behind a front garden area with drive to the side. Side path to an enclosed garden with a part walling and fencing. Patio area, planting area edged with sleepers, side gate and 1300 litre oil tank.

Services

Mains water, drainage and electricity are connected.

Tenure

The property is freehold.

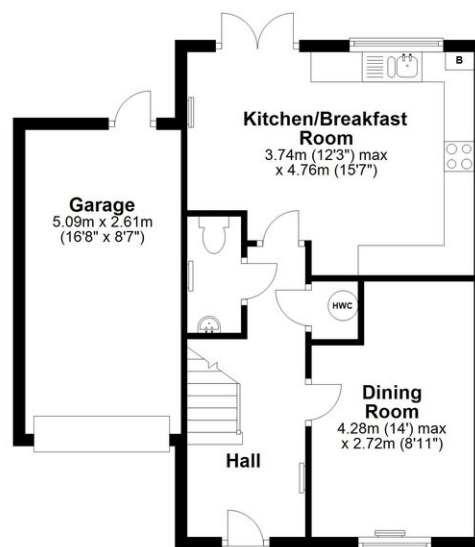
EPC: B

Council Tax Band: D West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

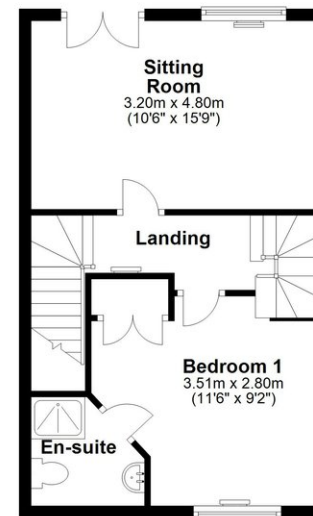
Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



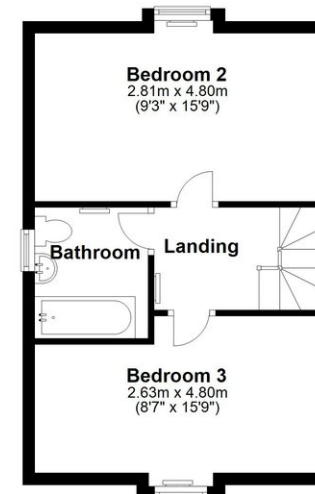
First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Second Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 132.3 sq. metres (1424.5 sq. feet)



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested