

DRAFT DETAILS
11 RISBRIDGE DRIVE, KEDINGTON
HAVERHILL
CB9 7ZE

Coakley & Theaker (OH) present: A spacious detached 'Executive' style home in sought-after SW village. Hall, Cloakroom, Lounge - Fireplace, Conservatory, Dining Room, Bedroom 5/Playroom/Study, Re-fitted Kitchen/Breakfast & Utility, 5/6 Beds - 1 En-Suite, Bathroom, Double Garage, Ample Parking, Landscaped S/W Garden, VIEW ASAP.



2118A

Price Guide £510,000

HALL, CLOAKROOM, SITTING ROOM WITH ATTRACTIVE INGLENOK-STYLE FIREPLACE, CONSERVATORY, DINING ROOM, BEDROOM 5/PLAYROOM/STUDY, RE-FITTED KITCHEN/BREAKFAST ROOM, RE-FITTED UTILITY, 5/6 BEDROOMS - MASTER EN-SUITE, BATHROOM, DOUBLE GARAGE, GENEROUS PARKING, ATTRACTIVE LANDSCAPED S/W FACING GARDENS. GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

DIRECTIONS : From Bury St Edmunds, proceed along Out Westgate and at the traffic lights, continue straight over into Horringer Road and proceed out of town. Continue along the A143 towards Haverhill, passing through Horringer, Chedburgh, Wickham Street and Barnadiston. On reaching the sign for Little Wratting, turn left towards Kedington and proceed along, turning left into Mill Road. Take the left turning into Risbridge Drive and then left again into the cul-de-sac. The property is located at the end. CB9 7ZE

HALL : Approached via an outer canopy with part sealed unit glazed front door and side panel. Stairs to first floor, understairs storage cupboard, built-in shelved storage cupboard, Karndean floor, telephone point, radiator.

CLOAKROOM : White suite comprising wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, consumer unit, radiator, UPVC frosted window to side.

SITTING ROOM : 6.43m (21'1") x 3.73m (12'3") Approached via glazed panelled double doors from Hall. The focal point being the large attractive red brick 'Inglenook' style fireplace with inset gas 'woodburning stove' style fire, stone slabbed hearth, substantial bressummer and recessed seating areas to either side of the chimney stack, with UPVC windows - one to the front and one to the rear. Karndean floor, TV point, telephone point, wall light points, two radiators, UPVC window to front, UPVC Bi-folding doors to:

CONSERVATORY : 5.71m (18'9") x 2.69m (8'10") Brick plinth, Karndean floor, wall light points, electric panel heater, UPVC windows to sides and rear, UPVC glazed double doors to rear garden.

DINING ROOM : 4.01m (13'2") into bay x 3.00m (9'10") Karndean floor, radiator, door to Kitchen, radiator, UPVC bay window to rear.

BEDROOM 5/PLAYROOM/STUDY : 4.09m (13'5") x 2.34m (7'8") Wall light point, TV point, telephone point, radiator, UPVC window to front.

KITCHEN/BREAKFAST ROOM : 4.50m (14'9") x 3.73m (12'3") Re-fitted with range of modern base and wall mounted units, work surfaces and matching upstand splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap, separate drinking water tap, inset gas hob with stainless steel splashguard and cooker hood over, built-in electric double oven/grill, pan drawers, concealed lighting, integrated dishwasher, space for fridge/freezer, Karndean floor, LED downlights, TV point, radiator, door to Dining Room, UPVC windows to side and rear, arch to:

UTILITY ROOM : 2.24m (7'4") x 1.60m (5'3") Re-fitted with modern base and wall mounted units, work surface with matching upstand splashback, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, LED downlights, cupboard housing wall mounted gas boiler, Karndean floor, radiator, part sealed unit glazed door to side and rear garden.

FIRST FLOOR GALLERIED LANDING : Built-in airing cupboard housing hot water tank, loft access, radiator, UPVC window to front.

BEDROOM 1 : 3.71m (12'2") x 3.51m (11'6") to wardrobe fronts Full room-width built-in wardrobes, TV point, telephone point, radiator, UPVC window to front.

EN-SUITE: : 2.26m (7'5") x 2.24m (7'4") max White suite comprising tiled corner shower enclosure with shower controls and both fixed and flexi-hose shower heads, pedestal wash basin with mixer tap, wc, tiled splashbacks, wood effect floor, extractor fan, shaver point, LED downlights, radiator, UPVC frosted window to side.

BEDROOM 2 : 3.53m (11'7") x 3.48m (11'5") Wood effect floor, TV point, radiator, UPVC window to rear.

BEDROOM 3 : 3.61m (11'10") x 2.54m (8'4") + door recess Wood effect floor, radiator, UPVC window to rear.

BEDROOM 4 : 3.43m (11'3") x 2.74m (9'0") TV point, radiator, UPVC window to front.

BEDROOM 6/STUDY : 2.62m (8'7") x 2.39m (7'10") Radiator, UPVC window to rear.

BATHROOM : 2.64m (8'8") x 2.11m (6'11") White suite comprising panelled bath with mixer shower attachment, tiled shower cubicle with shower controls, vanity unit wash basin with mixer tap, wc with concealed cistern, tiled splashbacks, tiled floor, shaver point, extractor fan, LED downlights, radiator, UPVC frosted window to rear.

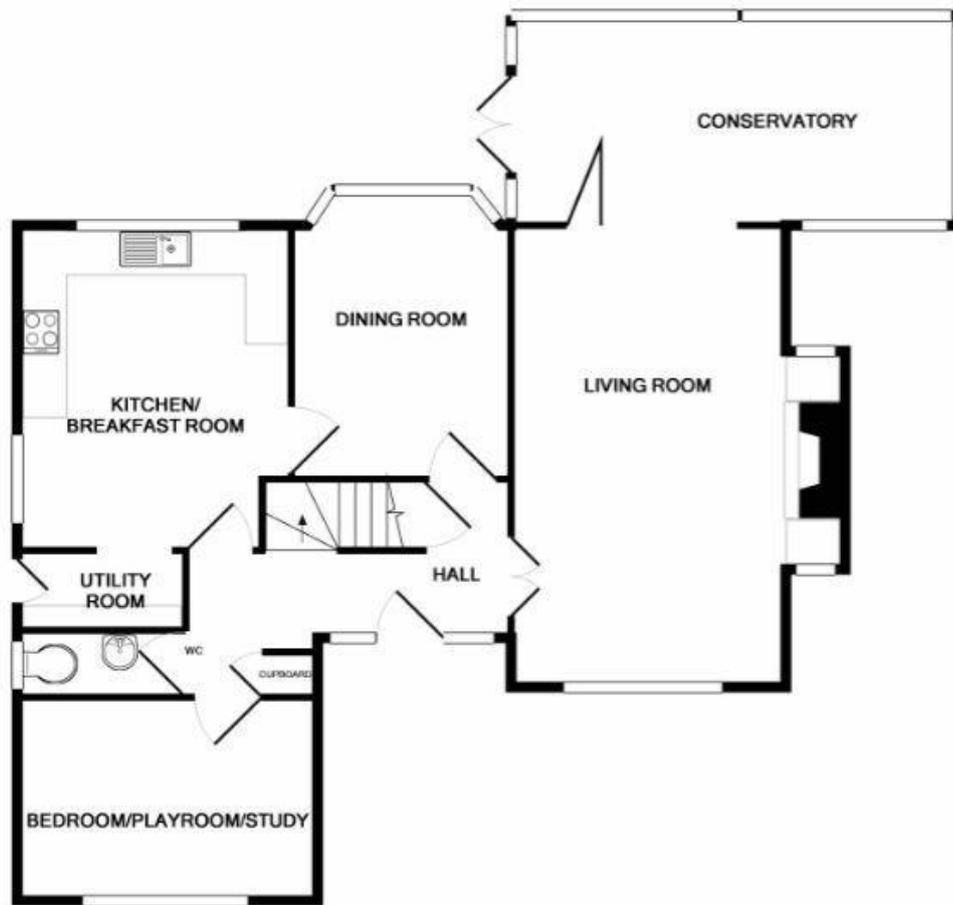
OUTSIDE : To the front the garden is partly enclosed by hedging, being laid mainly to lawn with borders, an established White Birch tree and path to the front door. A large driveway providing vehicular standing for up to four cars leads to a **DOUBLE GARAGE 5.44m (17'10") x 5.44m (17'10")** with twin up and over style doors, power and light connected and personal door to the side. A gate provides side access to the good size, attractive landscaped rear garden, which enjoys a Southerly and Westerly aspect and is a particularly fine feature of this property. It is arranged in several distinct areas, being enclosed by fencing and laid principally to lawn, with well-stocked borders, dwarf-brick walls, herbaceous beds and crazy-paved pathways. There is a good sized paved patio area, used for dining, with a **WOOD-FIRED OVEN** and wood storage beneath and to the side is a further paved seating area. A mature Horse Chestnut tree and Lime tree are attractive features of this garden and there is outside lighting, external power sockets, outside water tap and a useful bin-storage or compost area.

VILLAGE & AREA : Kedington is a sought-after village south-west of Bury St Edmunds and north-east of Haverhill. It boasts many amenities, including a Primary School, Public House, General Store, Community Centre, Library, Doctor's Surgery, Chinese takeaway, Butchers, Hairdresser and the Church of St Peter & St Paul.

Many more facilities are available in the nearby town of Haverhill and there is easy access to Bury St Edmunds, Newmarket, Cambridge and Stansted Airport and London, via the M11.







GROUND FLOOR



1ST FLOOR

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 illustration 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.

Energy Performance Certificate HM Government

11, Risbridge Drive, Kedington, HAVERHILL, CB9 7ZE

Dwelling type: Detached house **Reference number:** 8305-0329-6529-7826-9913
Date of assessment: 22 January 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 22 January 2019 **Total floor area:** 166 m²

Use this document to:

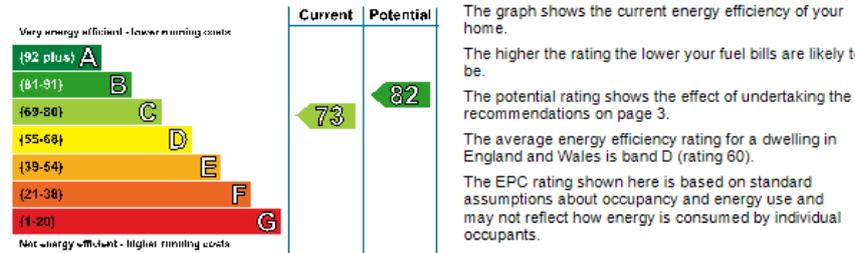
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,192
Over 3 years you could save	£ 279

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	
Heating	£ 2,475 over 3 years	£ 2,370 over 3 years	
Hot Water	£ 426 over 3 years	£ 252 over 3 years	
Totals	£ 3,192	£ 2,913	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 126
2 Solar water heating	£4,000 - £6,000	£ 153
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 942

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

THE PROPERTY MISDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.