



**Cordwainer Close, Kedington, Haverhill CB9 7ZF**

**welcome to**

**Cordwainer Close, Kedington, Haverhill**

A beautifully presented five-bedroom detached family home situated within a desirable village location in Kedington. Offering spacious and versatile accommodation throughout, the property features a welcoming snug, a games room, and well-proportioned living spaces ideal for modern family life.



### Entrance Hall

Entrance door to front aspect. Understairs cupboard. Doors giving access to the cloakroom, dining room, lounge and study. Stairs rising to the first floor.

### Cloakroom

Window to front aspect. Suite comprising wc and hand basin.

### Snug

10' 2" x 9' 6" ( 3.10m x 2.90m )

Window to front aspect. Radiator.

### Lounge

20' 8" x 11' 10" ( 6.30m x 3.61m )

Windows to front and rear aspects with french doors leading to the garden flooding the room with natural light. Fireplace with wood burner.

### Dining Area

12' 10" x 9' 10" ( 3.91m x 3.00m )

French doors and windows leading to the garden. Leads through to the kitchen. Inset spot lighting.

### Kitchen

12' 6" x 9' 2" ( 3.81m x 2.79m )

Window to rear aspect. Range of matching wall and base units with work surfaces over. Wine cooler and wine rack. Inset sink with drainer with mixer tap. Double oven, hob and extractor. Built in dishwasher. Inset spot lighting. Door leading to the utility room.

### Utility Room

9' 2" x 5' 7" ( 2.79m x 1.70m )

Window to front aspect. Wall and base units with work surface over. Inset sink, drainer and mixer tap. Space for white goods. Door leading into the games room.

### Games Room

19' 4" x 15' 9" ( 5.89m x 4.80m )

With windows to the front aspect and bi-fold doors opening onto the garden. Inset spot lighting.

### Landing

Window to front aspect. Airing cupboard. Doors giving access to all the bedrooms and family bathroom.

### Principal Bedroom

15' 9" max x 13' 5" max ( 4.80m max x 4.09m max )

Windows to front aspect and windows to rear aspect flooding the room with natural light. Built in wardrobes. Radiator. Inset spot lighting. Door leading into the en-suite.

### En-Suite

8' 2" max x 5' 11" max ( 2.49m max x 1.80m max )

Window to front aspect. Four-piece suite comprising wc, wash basin with vanity unit. shower cubicle and bath with heated towel rail.

### Bedroom Two

11' 11" max x 10' 2" max ( 3.63m max x 3.10m max )

Window to rear aspect. Built in wardrobes. Radiator.

### Bedroom Three

10' 6" max x 9' 2" max ( 3.20m max x 2.79m max )

Window to front aspect. Built in wardrobes. Radiator.

### Bedroom Four

10' 10" max x 8' 2" max ( 3.30m max x 2.49m max )

Window to front. Radiator.

### Bedroom Five

9' 2" x 9' 2" ( 2.79m x 2.79m )

Window to rear aspect. Radiator.

### Family Bathroom

10' 2" x 8' 2" ( 3.10m x 2.49m )

Window to rear aspect. Four-piece suite comprising wc, vanity wash basin, shower cubicle and sunken bath. Heated towel rail.

### Outside

Generous driveway to the front of the property providing off road parking for multiple vehicles. Rear garden is laid to lawn with patio area and decked area providing a convenient entertaining area.

### Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Cordwainer Close, Kedington Haverhill

- Detached house
- Five bedrooms
- Snug & Games room
- Village location
- Guide Price £550,000 - £575,000

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

guide price

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HST108481 - 0008

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