



1 Paddock Wood, Moulton Road,
Kentford, Newmarket, CB8 8HL

Guide Price £550,000 to £575,000
Freehold

A bright and spacious detached home nestled in a fantastic location amongst only three other detached properties.



HOCKEYS
ESTABLISHED 1885



LOCATION Kentford and neighbouring Kennett are just over 4 miles from the historic horse racing town of Newmarket. There is excellent access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. The market town of Bury St Edmunds is under 10 miles away and the university city of Cambridge is approximately 19 miles. Kennet benefits from having a railway station and there is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour. Stansted International Airport is around 40 minutes away.



Local amenities include two public houses, The Kenford and The Bell Inn, the Kentford Village Stores and Post Office, a vets practice and the Cabin convenience store. There is also a village hall and playing field, primary school, church and other retail premises including Lanwades Business Park. The nearby horseracing town of Newmarket provides a further range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Renowned globally for thoroughbred horses and boasting two separate racetracks with quality horses competing throughout the season.



ENTRANCE HALL Welcoming entrance hall, wood door to front with full height frosted double glazed windows either side, doors leading to all rooms, double glazed windows to rear and side. Stairs to first floor with storage cupboard below, double radiator, wood flooring.

CLOAKROOM Frosted double glazed window to rear, low level w.c, pedestal wash hand basin, radiator and tiled flooring.

LIVING ROOM 20' 0" x 14' 1" (6.1m x 4.3m) Bright and airy room with double glazed windows to front and side, double glazed patio doors to rear with full height double glazed windows either side. Feature brick built fireplace with timber mantle and inset wood burning stove, two double radiators.



SITTING ROOM 17' 0" x 12' 5" (5.2m x 3.8m) Another generously proportioned reception room with twin double glazed windows to front, double radiator.

BEDROOM FOUR/DINING ROOM 13' 9" x 11' 5" (4.2m x 3.5m) Good size double bedroom or separate formal dining room, double glazed window to side, double radiator.

UTILITY ROOM 11' 9" x 5' 6" (3.6m x 1.7m) Part double glazed door to the side, range of wall and base mounted units with worksurfaces over, sink and drainer with mixer tap, space for plumbing for washing machine. Oil fired boiler, radiator, tiled flooring and loft access.



KITCHEN/BREAKFAST ROOM 16' 0" x 13' 5" (4.9m x 4.1m)

Double glazed window to rear and double glazed patio doors to the side with full height double glazed windows either side.

Wide range of wall and base mounted units with worksurfaces over, butler sink with mixer space for range cooker. Integrated appliances including fridge, freezer and dishwasher. Tiled flooring and double radiator.



LANDING Doors to all three upstairs bedrooms and bathroom, Velux roof light window, radiator, airing cupboard housing immersion heater, loft access.

BEDROOM ONE 14' 5" x 14' 1" (4.4m x 4.3m) Double glazed window to front, fitted double wardrobe, double radiator, door into ensuite.

ENSUITE Frosted double glazed window to the side, fitted shower cubicle, low level w.c, pedestal wash hand basin and tiled flooring.

BEDROOM TWO 14' 5" x 10' 9" (4.4m x 3.3m) Double glazed window to the front, fitted double wardrobe, double radiator.



BEDROOM THREE 11' 5" x 10' 9" (3.5m x 3.3m) Double glazed window to the front, radiator.

BATHROOM Frosted double glazed window to the side, panelled bath with mixer tap and shower attachment over, low level w.c, wash hand basin, radiator and tiled flooring.

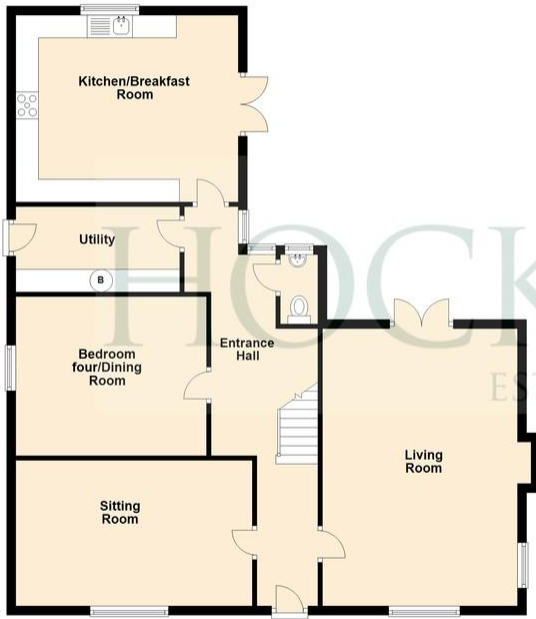


GARDEN Encompassed by mature trees giving a real sense of privacy, the rear garden is mainly laid to lawn with generously stocked borders and has a patio area from the patio doors. there is a detached double garage with twin up and over doors to the front, power and lighting connected and overhead storage. To the front is a shingled driveway which provides off road parking for several vehicles.



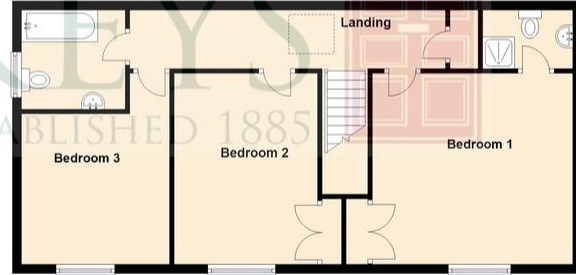
Ground Floor

Approx. 104.2 sq. metres (1121.2 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.7 sq. feet)



Total area: approx. 172.1 sq. metres (1853.0 sq. feet)

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

70 Silver Street Burwell CB25 0EF
Telephone: 01638 354553
Email: newmarket@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885

