

8 HERRINGSWELL ROAD

KENTFORD, SUFFOLK

JACKSON-STOPS

8 HERRINGSWELL ROAD
KENTFORD, NEWMARKET, SUFFOLK, CB8 7QS

TOTAL APPROX. FLOOR AREA 1,252 SQ FT / 116.2 SQ M (INCLUDING GARAGE)

A WELL PRESENTED AND DECEPTIVLEY SPACIOUS COTTAGE WITH AN ENCLOSED WALLED GARDEN AND GARAGE IN A SOUGHT AFTER VILLIAGE LOCATION



DISTANCE

NEWMARKET 5 MILES
BURY ST EDMUNDS 10 MILES
CAMBRIDGE 30 MILES
LONDON 77 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3/Study
- Family Bathroom

OUTSIDE

- Driveway with Parking
- Single Garage
- Walled Garden



THE PROPERTY

8 Herringswell Road is a delightful semi-detached cottage in a desirable village location with a walled garden and garage. This well located cottage has brick and flint elevations under a tiled roof with light and spacious accommodation extending to 1,081 sq ft, double glazing and oil fired central heating.

The welcoming **entrance hall** has a part glazed front to the front, stairs to the first floor, storage cupboard, recessed ceiling downlights and Karndean floor. The well finished **sitting room** has a window to the front, fireplace with electric fire, recessed ceiling downlights and Karndean floor. The spacious **kitchen/dining room** has a window to the rear, sliding door to the garden, base and eye level units, quartz worktops with upstands, one and a half bowl sink with drainer, waste disposal unit, integrated appliances including five ring induction hob with extractor hood above, oven/grill, combination oven, dishwasher, fridge and freezer, recessed ceiling downlights and Karndean floor. The useful **utility room** has a Velux roof light, door to the garden, base and eye level units, worktops with upstands, washing machine and tumble dryer, sink with drainer, recessed ceiling downlights and Karndean floor. The **cloakroom** has a frosted window to the side, wash basin with vanity unit below, concealed unit w/c, recessed ceiling downlights and wood effect floor. The **landing** has a window to the side, access to the loft space, storage cupboard with shelving and recessed ceiling downlights. **Bedroom 1** has a window to the rear and recessed ceiling downlights. **Bedroom 2** has a window to the front, built-in wardrobes and recessed ceiling downlights. **Bedroom 3/study** has a window to the rear and recessed ceiling downlights. The **family bathroom** has a frosted window to the side, wash basin with vanity unit below, concealed unit w/c, bath with shower over and tiled surround, heated towel rail, extractor fan, recessed ceiling downlights and wood effect floor.





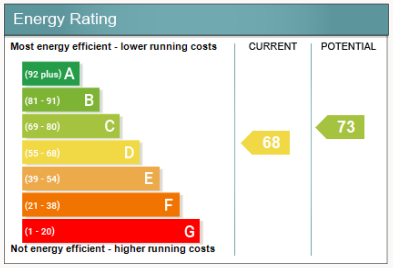


OUTSIDE

The **front** of the property has flower and shrub beds additional parking and a pedestrian gate providing access to the garden. The property has a block paved **driveway** to the rear providing parking, EV charging point and a pedestrian gate providing access to the garden. The **single garage** has an up and over door to the front, shelving, workbench and power and lighting. The **garden** is enclosed by a brick wall and close boarded wooden fencing and mainly laid to lawn with a paved terrace, lean-to shed, flower and shrub beds, external lighting and tap.

LOCATION

8 Herringswell road is located in the village of Kentford just five miles from Newmarket. This highly accessible Suffolk village is served by a range of local amenities including a village hall, shop/Post Office, cycle works and Phoenix Farm shop, two public houses and church. For the commuter, the adjoining village of Kennett benefits from a train station with a branch line connection to Cambridge and Ipswich. The nearby towns of Newmarket and Bury St Edmunds offer a wide range of local facilities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pools and a golf club. Cambridge is approximately eighteen miles away and has excellent schools, shopping and other facilities. There is easy access to the A14, A11 and M11 and via these to the national road network. Cambridge, Cambridge North, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour.









DIRECTIONS CB8 7QS

From the Clock Tower roundabout in Newmarket proceed up the Bury Road. At the traffic lights turn right towards Bury St Edmunds on the B1056. continue along this road into Kentford village. Proceed past The Bell Inn and turn left into Herringswell Road. 8 Herringswell Road is located a short distance on the right hand side.

PROPERTY INFORMATION

SERVICES: Mains water, electricity and drainage. Oil fired central heating.

TENURE: The property is freehold with vacant possession on completion.

COUNCIL TAX: Band C
Current annual charge: £2,090.20

LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

BROADBAND SPEED: Ofcom states speed available up to 1800mbps

MOBLIE SIGNAL/COVERAGE: Yes

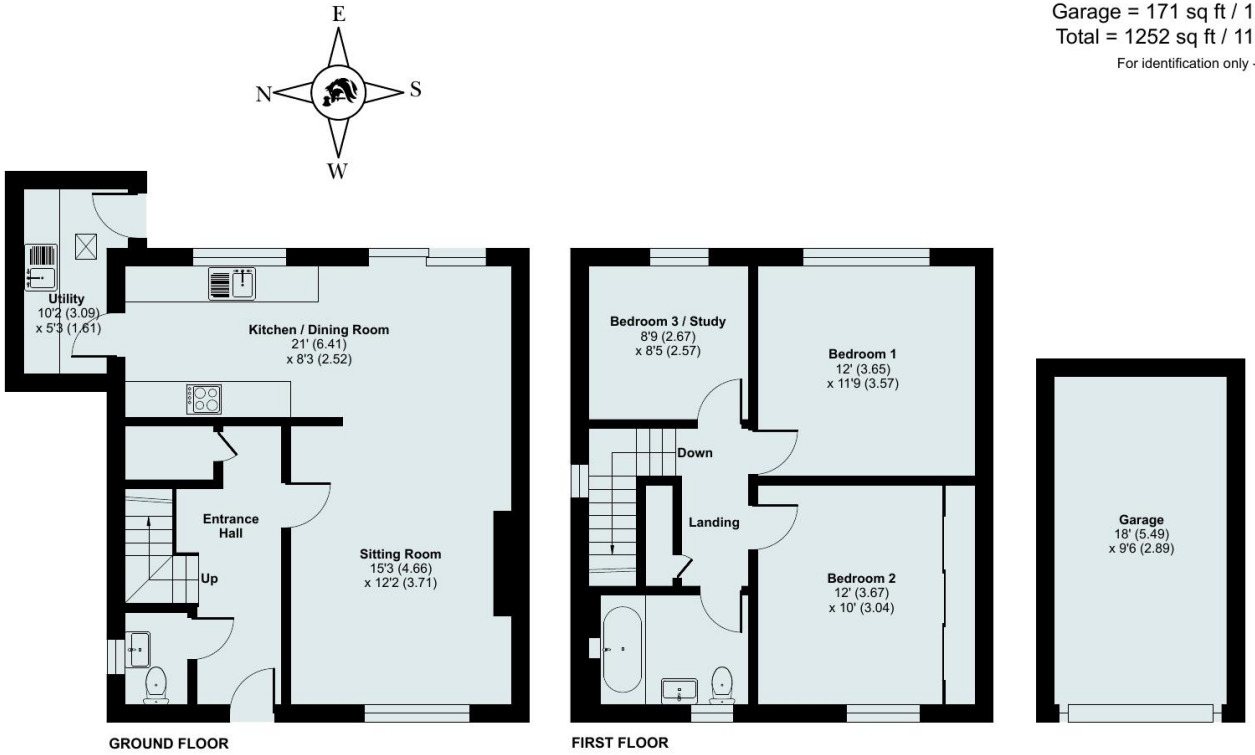
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VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231
Email: newmarket@jackson-stops.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

8 Herringswell Road, Kentford

Approximate Area = 1081 sq ft / 100.4 sq m
Garage = 171 sq ft / 15.8 sq m
Total = 1252 sq ft / 116.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Jackson-Stops. REF: 1441350

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