Balmforth

Estate Agents, Valuers & Letting Agents



5 Orchard Place, Bury Road, Kentford, CB8 7FE

Offers Over £450,000

A modern five-bedroom detached home situated in the highly sought-after village of Kentford, within an exclusive development of just six properties. The accommodation comprises a well-appointed kitchen/breakfast room with a range of appliances, separate lounge and dining room, as well as a study and utility room. The property also benefits from ensuite and dressing room facilities to the primary bedroom and a family bathroom and shower room serving the other four bedrooms.

The property also features a double garage with a spacious room above, a security alarm system, and an enclosed rear garden, offering excellent space for comfortable family living.

In more details the accommodation comprises of:
ENTRANCE HALL:

CLOAKROOM:
Suite comprising of low level wc and handbasin. Heated towel rail.

KITCHEN/BREAKFAST ROOM:
Range of wall and base units, integrated hob and extractor over, integrated oven, fridge/freezer and dishwasher. Patio doors to rear decking area.

UTILITY:
Range of wall and base units with sink and washing machine.

DINING ROOM:

LOUNGE:
TV and Tel points.

STUDY:

ON THE FIRST FLOOR:
BEDROOM ONE:
Walk in dressing room. TV and Tel points. 'Juliet' balcony.

EN-SUITE:
Suite comprising of low level wc, pedestal hand basin and shower cubicle. Heated towel rail.

BEDROOM TWO:

BEDROOM THREE:

FAMILY BATHROOM:
Suite comprising of low level wc, hand basin, shower cubicle and bath with shower head attachment. Heated towel rail.

ON THE SECOND FLOOR:
BEDROOM FOUR:

BEDROOM FIVE:

SHOWER ROOM:
Suite comprising of low level wc, handbasin and shower cubicle. Heated towel rail.

OFFICE/PLAYROOM ABOVE GARAGE:
Burglar alarm. Access via exterior wooden stairway.

OUTSIDE:
Double garage with remote controlled door.
Rear garden laid to lawn. River frontage, paved pathway to garage door and stairway to room above.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Oil central heating
Windows/doors: UPVC Double glazing
Council Tax: Band F - £3,151.62 (2026/2027)
Drainage: Mains

AGENTS NOTE
1. Stock photos used.

¦¦Location¦¦

Kentford is a small village located just off the A14, 5 miles from the famous horseracing town of Newmarket. Kentford and the adjoining village of Kennett benefit from a good range of local amenities including two public houses, a church, a village store/Post Office, village hall, primary school and railway station with frequent train service to Newmarket, Cambridge, Bury St Edmunds, Ipswich, Peterborough and beyond. In addition there is excellent road access via the A14 and A11 (M11).

¦¦Viewing¦¦

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk









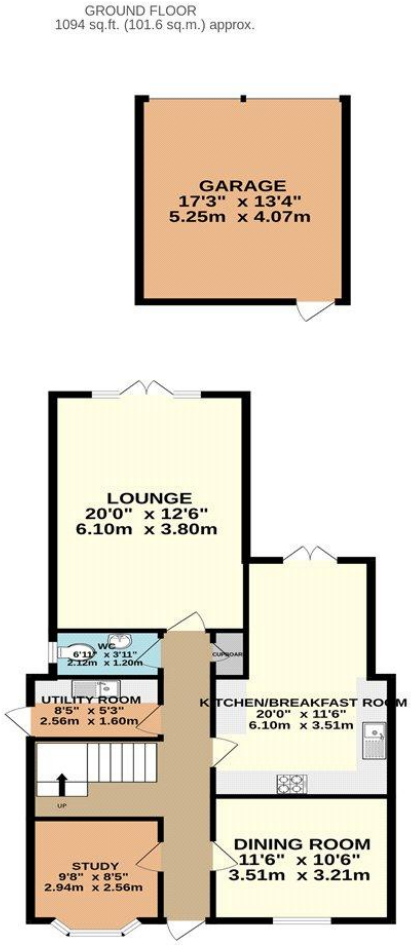


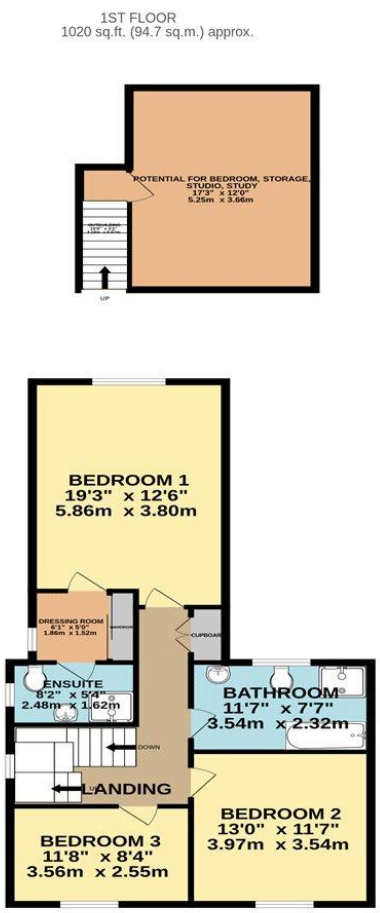
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure









TOTAL FLOOR AREA : 2492 sq.ft. (231.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes 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.
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