



12 JEDDAH WAY
KENNETT, SUFFOLK

JACKSON-STOPS 

12 JEDDAH WAY
KENNETT, NEWMARKET, SUFFOLK, CB8 8JY

TOTAL APPROX. FLOOR AREA 1,381 SQ FT / 128.2 SQ M (INCLUDING GARAGE)

A WELL PRESENTED AND DECEPTIVELY SPACIOUS HOUSE WITH AN ENCLOSED GARDEN AND GARAGE IN AN EDGE OF VILLAGE LOCATION



DISTANCE

NEWMARKET 4 MILES

BURY ST EDMUNDS 11 MILES

CAMBRIDGE 19 MILES

LONDON 72 MILES

GROUND FLOOR

- Entrance Hall
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom

FIRST FLOOR

- Landing
- Sitting Room
- Principal bedroom with En-Suite Shower Room

SECOND FLOOR

- Landing
- Bedroom 2
- Bedroom 3
- Family Bathroom

OUTSIDE

- Driveway with Parking
- Single Garage
- Enclosed Garden



THE PROPERTY

12 Jeddah Way is a semi-detached house with an enclosed garden and single garage. Built in 2011, in a desirable edge of village location. This property has brick elevations under a tiled roof. The light and spacious accommodation extends to 1,241 sq ft with double glazing and oil fired central heating.

The welcoming **entrance hall** has stairs to the first floor, understairs storage, cupboard housing the hot water tank and wood effect floor. The **dining room** has a window to the front and wood effect floor. The impressive **kitchen/breakfast room** has a window to the rear, double doors to the garden, base and eye level units, worktops, one and a half bowl stainless steel sink with drainer, integrated appliances including a four ring induction hob with extractor hood above, over and grill, dishwasher, washing machine, cupboard housing the boiler and tiled effect floor. The **cloakroom** has a pedestal wash basin, w/c, extractor fan, recessed ceiling downlights and tiled effect floor. The **landing** has stairs to the second floor. The spacious **sitting room** has a window to the rear and French doors to the Juliet balcony looking out over paddock views. The **principal bedroom** has a window to the front and built-in wardrobes. The useful **en-suite shower room** has a forested window to the front, pedestal wash basin, w/c, tiled walk-in shower cubicle, extractor fan and tiled effect floor. The **landing** has access to the loft. **Bedroom 2** has a window to the rear. **Bedroom 3** has a window to the front. The useful **family bathroom** has a frosted window to the side, pedestal wash basin, w/c, bath with shower attachment, heated towel rail, extractor fan and tiled effect floor.



OUTSIDE

The property has a paved **driveway** to the front providing parking. The **front** of the property is partly enclosed by hedging with a paved path to the front door, a small lawn and outside lighting. A pedestrian gate to the rear provides access to the garden. The **single garage** has an up and over door to the front, part glazed door to the rear, power and lighting. The **garden** is enclosed by close boarded wooden fencing and wire fencing and mainly laid to lawn with a paved terrace perfect for entertaining, shed, outside lighting and water tap.



LOCATION

12 Jeddah Way is located on the edge of the village of Kennett, 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, petrol station, 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 and South, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS CB8 8JY

From the Clock Tower roundabout in Newmarket proceed up Bury Road. At the traffic lights turn right towards Bury St Edmunds on the B1056. Continue along this road just before you come into Kentford, turn right into Jeddah Way and the property can be found further up on the right hand side.

PROPERTY INFORMATION

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

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

COUNCIL TAX: Band D
Current annual charge: £2,351.47

LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

MOBLIE SIGNAL/COVERAGE: Yes

What3words: ///graph.protest.promote

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.

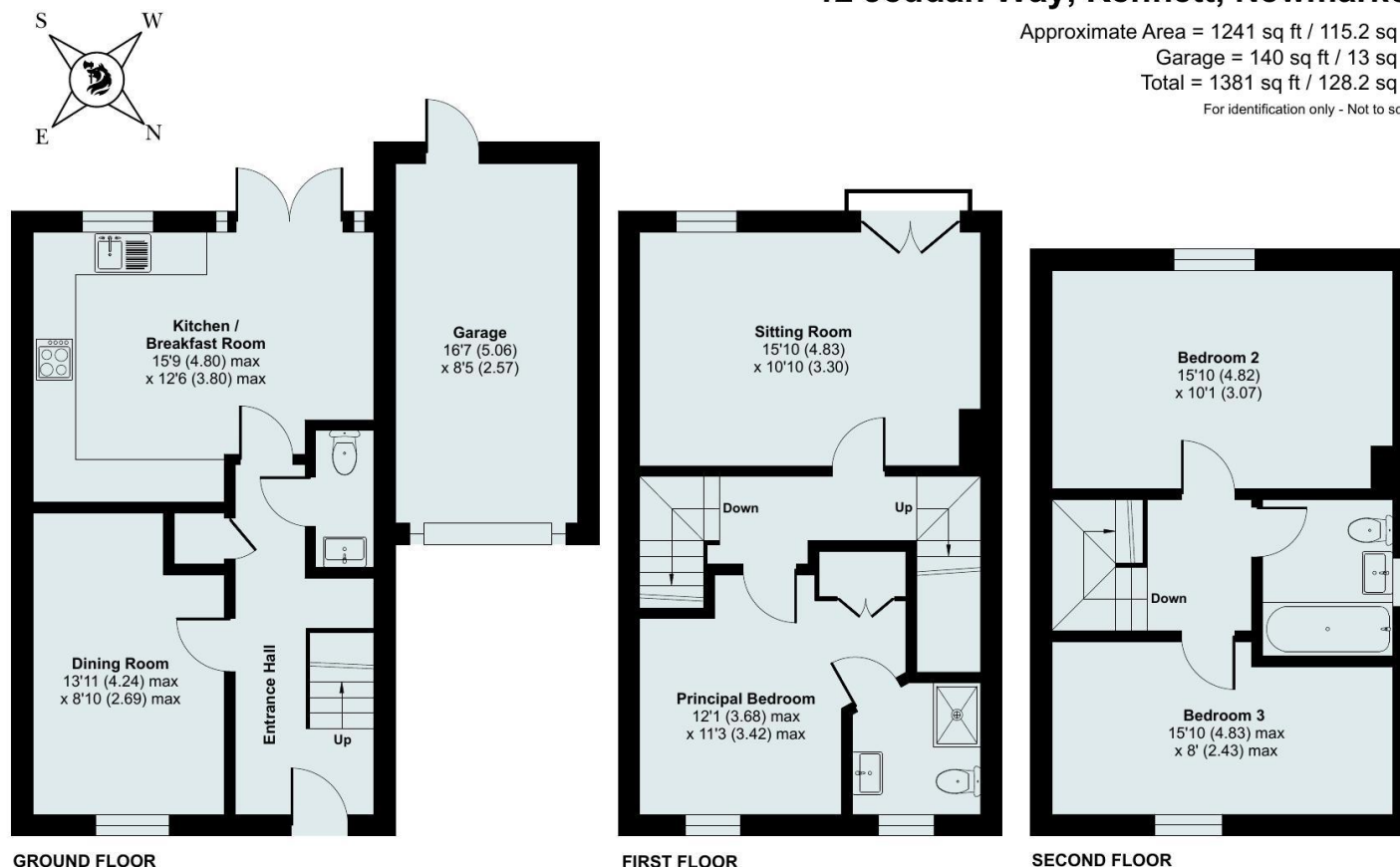
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

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.



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: 1509473



NEWMARKET

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