



33 Dane Hill Road, Kennett

Newmarket



Minors & Brady

# 33 Dane Hill Road

Kennett, Newmarket

Immaculate, modern and perfectly positioned, this three-bedroom detached bungalow in Kennett offers stylish living with exceptional privacy and kerb appeal. Set behind a gated brickweave driveway, the home immediately impresses with its presentation and sense of quality throughout. The spacious interior is filled with natural light, centred around a welcoming lounge with French doors opening onto a beautifully landscaped garden. A contemporary gloss-finish kitchen with adjoining utility room adds both style and practicality to everyday living. Three well-proportioned bedrooms include a superb main suite with dressing area and en-suite, creating a comfortable and private retreat. Backing onto mature trees and enjoying a private, low-maintenance garden with generous patio areas, this home offers a peaceful yet well-connected lifestyle.

- Immaculate three-bedroom detached bungalow
- Gated brickweave driveway with excellent kerb appeal
- Bright and spacious interior filled with natural light
- Contemporary gloss-finish kitchen with adjoining utility room
- Generous lounge with French doors to the garden
- Elegant main bedroom with dressing area and en-suite
- Underfloor heating with individual thermostats throughout
- Landscaped rear garden with large patio and stone features
- Private, non-overlooked garden backing onto mature trees
- Electric vehicle charging point and modern upgraded finishes





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## The Location

Situated within a sought-after village setting, this location offers a peaceful and well-connected environment ideal for those seeking a balance between countryside living and everyday convenience. The neighbouring villages of Kennett and Kentford provide a range of useful amenities, including a local shop with post office, petrol station, village hall, recreation field, church and popular public houses, all contributing to a welcoming community atmosphere.

For families, there are primary schooling options within the villages, along with an additional school in nearby Moulton, just under two miles away. The area is also well suited to commuters, with Kennett railway station located under a mile away, offering direct connections to Cambridge and Ipswich.

The historic town of Newmarket lies approximately five miles away and is widely known as the centre of British horseracing. It offers a broad selection of amenities including supermarkets, shops, restaurants, leisure facilities and cultural attractions.

Further afield, Cambridge and Bury St Edmunds provide an even wider range of shopping, dining and entertainment options. The area also benefits from excellent road links via the A14 and A11, offering straightforward access to Cambridge, Norwich, Ipswich and London, while nearby rail connections provide direct services into the capital. Stansted Airport is also within comfortable driving distance, making this a convenient location for both travel and commuting.



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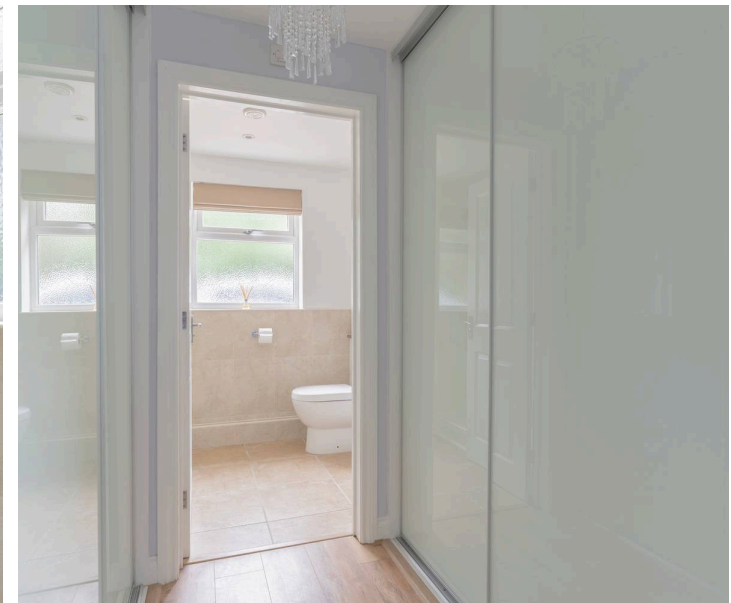
Kennett, Newmarket

## Dane Hill Road, Kennett

This beautifully presented three-bedroom detached bungalow is set within the desirable village of Kennett, on the outskirts of Newmarket, offering a peaceful setting with a modern and thoughtfully upgraded interior. The property provides spacious single-level living, ideal for those seeking both comfort and convenience in a well-connected countryside location, with strong kerb appeal enhanced by its well-kept frontage and gated brickweave driveway.

Upon entering, a bright and welcoming hallway sets the tone for the rest of the home, leading into a well-balanced layout that has been maintained to an immaculate standard throughout. The lounge is a comfortable and inviting space, enjoying views over the rear garden, with French doors opening directly onto a generous patio area, creating a seamless indoor-outdoor flow and allowing natural light to fill the room.

The kitchen has been recently updated and now features a contemporary range of gloss wall and base units, complemented by new flooring and integrated appliances including a hob and extractor hood. Designed with both practicality and style in mind, this space offers a clean, modern finish and benefits from an adjoining utility room, providing additional storage and space for appliances while keeping the main kitchen area uncluttered.



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The bungalow offers three well-proportioned bedrooms, including a generous main bedroom complete with a dressing area and a newly fitted en-suite shower room. This stylish space features a large walk-in shower tray, creating a comfortable and refined private retreat. The remaining bedrooms are equally versatile, suitable for guests, hobbies or home working, and are served by a well-appointed family bathroom.

A particular highlight of the home is the oil-fired underfloor heating system, with individual thermostats, ensuring a consistent and energy-efficient level of comfort throughout. Additional upgrades such as a new oil tank and the installation of an electric vehicle charging point further enhance the home's practicality and future-ready appeal.

Externally, the property continues to impress. The gated brickweave driveway provides ample off-road parking, while the landscaped rear garden has been thoughtfully designed with a combination of a large patio and stone areas, creating an attractive, low-maintenance outdoor space. Backing onto mature trees, the garden enjoys a high degree of privacy and a tranquil setting, making it an ideal place to relax or entertain.

## Agents Note

This property will be sold freehold and connected to oil-fired heating, septic tank, mains water and electricity.



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## Ground Floor

Approx. 85.4 sq. metres (919.3 sq. feet)



Total area: approx. 85.4 sq. metres (919.3 sq. feet)

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.

Plan produced using PlanUp.

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