



Eagle Lane, Newmarket, CB8 9UZ

**CHEFFINS**

# Eagle Lane

Dullingham, Newmarket,  
CB8 9UZ

4 3 2

£700,000

- Spacious open plan living
- Bi-fold door into the spacious garden
- 1731 sq feet 160.8 sq. meters
- Large driveway with parking for multiple vehicles
- 10 year build warranty

This impressive four-bedroom detached new home is finished to an excellent standard and ready for you to move in. It's an ideal family home, offering ample space both indoors and outdoors.





## LOCATION

This 3 storey property is located in the desirable and historic village of Dullingham, less than 4 miles from Newmarket and less than 15 miles to Cambridge. The A14 is easily accessible, interconnecting the M11 to London and A11 to the East.

Dullingham is home to the reputable Kettlefields school, situated between the villages of Stetchworth and Dullingham. The community hub in Stetchworth, The Ellesmere Centre, provides a wide range of sports and clubs such as athletics, squash, football, carpet bowls and many more. The center also has access to a post office, community store, floodlit astro turf and two grass pitches.

The village enjoys the convenience of a train station located about a mile from its center, similar to nearby Newmarket, which is connected by a branch line from Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail services to London, with the fastest trains from Cambridge North Station taking less than an hour. Stansted International Airport is around 40 minutes away.

**DESCRIPTION:**

This expertly designed property is spread over three floors, all beaming with light and character.

The kitchen is stylish, functional and well-equipped with granite worktop surfaces and a range of quality eye and base level units, as well as integrated Bosch appliances including double oven, dishwasher, induction hob and space for an American style fridge/freezer. Amtico flooring runs throughout the downstairs. There is a further generous dining space as well as informal family/living space which has TV point and zoned downlights to create a relaxed and ambient atmosphere. The room maximises the natural light through the lantern rooflight, two sets of full height bi-folding doors and set of french doors which lead seamlessly to the generous rear garden.

The utility room is located off the kitchen/dining room and is an extension of the high quality kitchen units and worktops, with space for washing machine and tumble dryer as well as further inset sink, storage cupboard and door to side access.

There is a further sitting room at the front of the property with views to the front and another window to the side, providing plenty of light. The ground floor also benefits from underfloor heating via air-source heat pump. A generous downstairs cloakroom and fitted storage cupboard complete the ground floor.

On the first floor located to the front of the property, is the second bedroom which benefits from views to the front of the home and an en-suite with a walk in shower, chrome towel rail, electric toothbrush charger and vanity unit with storage. There are two further generous double bedrooms on this floor, all with luxuriously soft carpets giving the property huge flexibility with the option to use one of these rooms as a further study, snug, or games room.

The family bathroom which serves the two remaining bedrooms consists of generous bathtub with overhead shower, electric toothbrush charger, vanity unit with storage, wall-hung heated towel rail and double glazed window to side aspect.

To the second floor is the principal bedroom which enjoys separate landing with a window to the side and skylight. There are 4 further sky lights as you enter the bedroom along with two separate radiators, cupboard with room for plenty of storage leading to the eaves, and a sizeable en-suite.

Outside, the property is approached via a spacious driveway with parking for multiple vehicles. There are two side access gates leading to the generous fully fenced rear garden which is laid to lawn with planting and shrubs, along with extensive patio area, perfect for summer hosting.

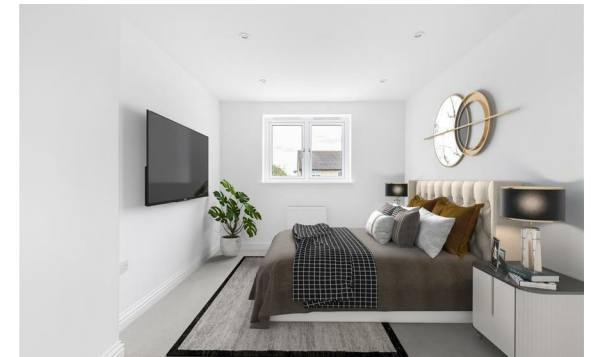
The air source heat pump is located to the side of the property.

**TENURE:**

Freehold

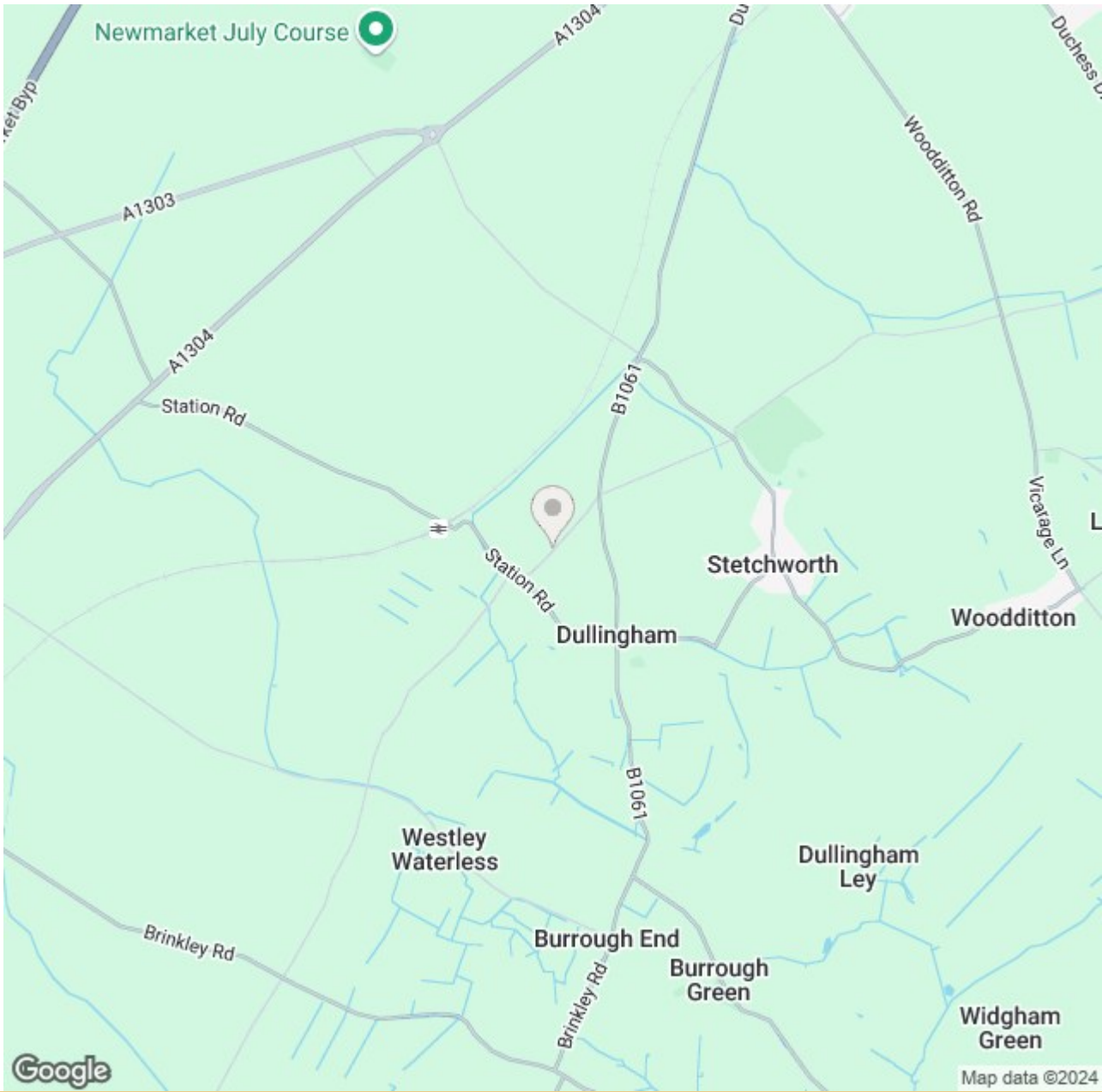
**SERVICES:**

Mains water, drainage & electricity.  
Openreach connection available.











Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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