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For Sale

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21 Eagle Lane, Dullingham, Newmarket, CB8 9UZ

Asking Price £750,000 Freehold



An outstanding, newly constructed, detached 4 double bedroom family house, completed and ready for occupation. The house has been finished to an exceptional standard with integrated appliances, hard flooring to the ground floor, solid timber internal doors and efficient air source heat pump heating and hot water.

There is an attractive front door below a slate canopy, leading to a reception hall, with the staircase to first and second floors, cloakroom, spacious sitting room with large double glazed window overlooking the front garden. The hall leads into the outstanding kitchen/living/dining room with sets of bi-fold doors leading to the terrace and lawn beyond. The kitchen area is superbly fitted with a range of quality wall and base units with integrated Bosch appliances including induction hob, double oven, dishwasher and space for American style fridge/freezer and granite worktop surfaces. Utility room with space for washing machine and tumble dryer. Glazed door to the side passage.

First floor has three double bedrooms, a contemporary fitted ensuite shower room and family bathroom. Second floor double bedroom and ensuite shower room.

Outside, the front garden is paved and provides parking for multiple cars, gated side access to the rear garden with a spacious terrace adjacent to the house. Remaining garden is laid to lawn with planting and shrubs. The house is located on the edge of this popular Cambridgeshire village with convenient access to the village centre and railway station which is approximately 0.7 miles away.

Dullingham is approximately four miles south of Newmarket and twelve miles east of Cambridge. The village itself benefits from two highly rated public houses with one being a fine dining establishment. Together with the village of Stetchworth there is a good range of local facilities including a highly regarded primary school and the "Ellesmere Centre" where there is a morning shop and post office and a range of sports facilities including squash and tennis courts. Dullingham boasts its own railway station with connections to Newmarket and Cambridge which in turn links to London.

Services: Mains water and drainage, electricity and Openreach connection available.



Exceptional service in Cambridge and the surrounding villages

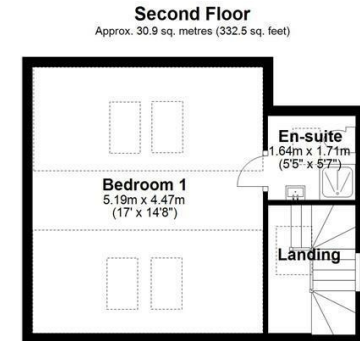
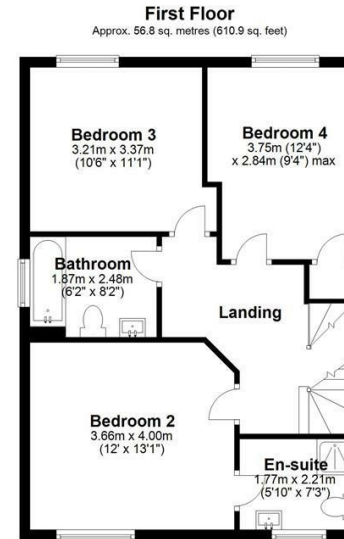
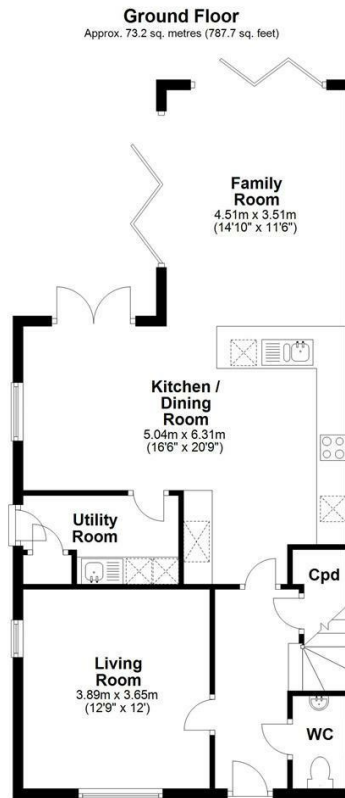
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Total area: approx. 160.8 sq. metres (1731.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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