



**Dullingham Road, Newmarket, CB8 9JT**

**Guide Price £318,500**

**MA**

Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



## Dullingham Road, Newmarket CB8 9JT

An established semi-detached family home standing within a semi-rural location and enjoying extensive gardens to rear.

Boasting accommodation to include living room, kitchen/breakfast room, bathroom, two double bedrooms and first floor WC.

Externally the property offers a fully enclosed rear garden, extensive gravelled driveway and further gardens to rear.

### Entrance Hall

Doors leading to kitchen, sitting room, ground floor bathroom and utility room. Half glazed door leading to rear garden.

### Kitchen/Dining Room 10'11" x 8'0" (3.35m x 2.45m)

A range of base and eye level cupboards with work top over. Inset stainless steel sink and drainer with mixer tap over. Space for free standing cooker. Window overlooking rear aspect. Tiled to working areas. Vinyl flooring. Door leading to entrance hall.

### Sitting Room 15'7" x 10'11" (4.75m x 3.34m)

Light room with attractive brick fireplace with wood mantle and tiled hearth. Inset fireplace. Alcoves to either side. Radiator. Window overlooking front aspect. Doors to storage cupboard and entrance hall. Stairs to first floor.

### Utility Room 6'11" x 2'10" (2.11m x 0.87m)

### Bathroom 8'10" x 6'11" (2.7m x 2.11m)

Spacious bathroom with white suite comprising low level W.C., inset hand basin with built-in storage unit under

and panelled bath with wall mounted shower over and glass screen. Radiator. Vinyl flooring. Tiled to wet areas. Obscured window. Door to entrance hall.

### Landing

Doors landing to all bedrooms and cloakroom. Stairs to ground floor.

### Bedroom 1 15'7" x 8'0" (4.75m x 2.45m)

Spacious double bedroom with window overlooking front aspect. Radiator. Door leading to landing. Loft hatch.

### Bedroom 2 12'7" x 7'10" (3.86m x 2.40m)

Light double bedroom with window overlooking rear aspect. Radiator. Built-in airing cupboard. Door leading to landing

### Cloakroom

White suite comprising low level W.C. and wall mounted hand basin. Door to landing.

### Outside - Front

Lawned area with hedge boundary. Access gate to the rear.

### Outside - Rear

Mainly laid to lawn with hard standing pathway leading to attractive brick

built out building. Mature tree and boundary hedging and fence. Oil tank. Access gate to the side and front garden. Parking area for several cars. Further lawn area with post and rail fencing.

### PROPERTY INFORMATION

Maintenance fee - Septic tank service - TBC

EPC - E

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 70 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Septic Tank

Heating sources - Oil

Broadband Connected - tbc

Broadband Type - Standard available, 13Mbps download, 1Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

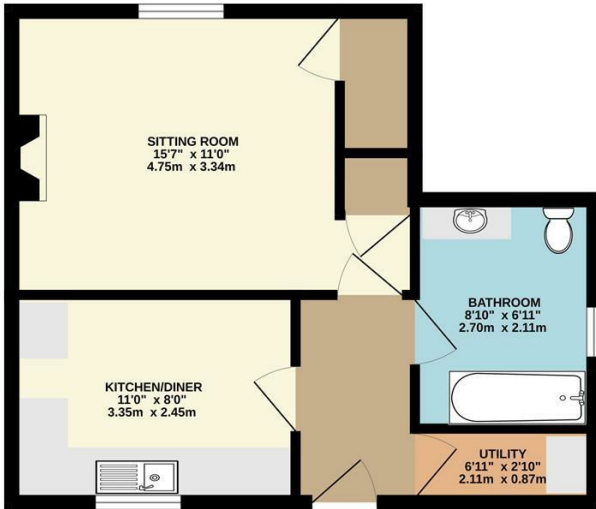
Rights of Way, Easements, Covenants - access to the parking area is by a prescriptive easement

Location - What 3 Words -

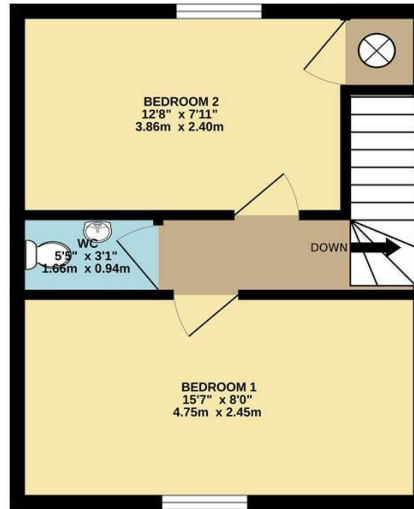
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GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

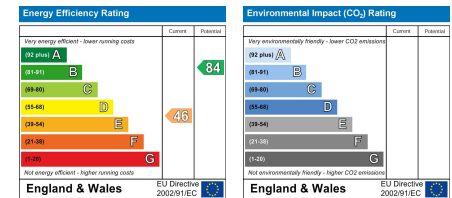
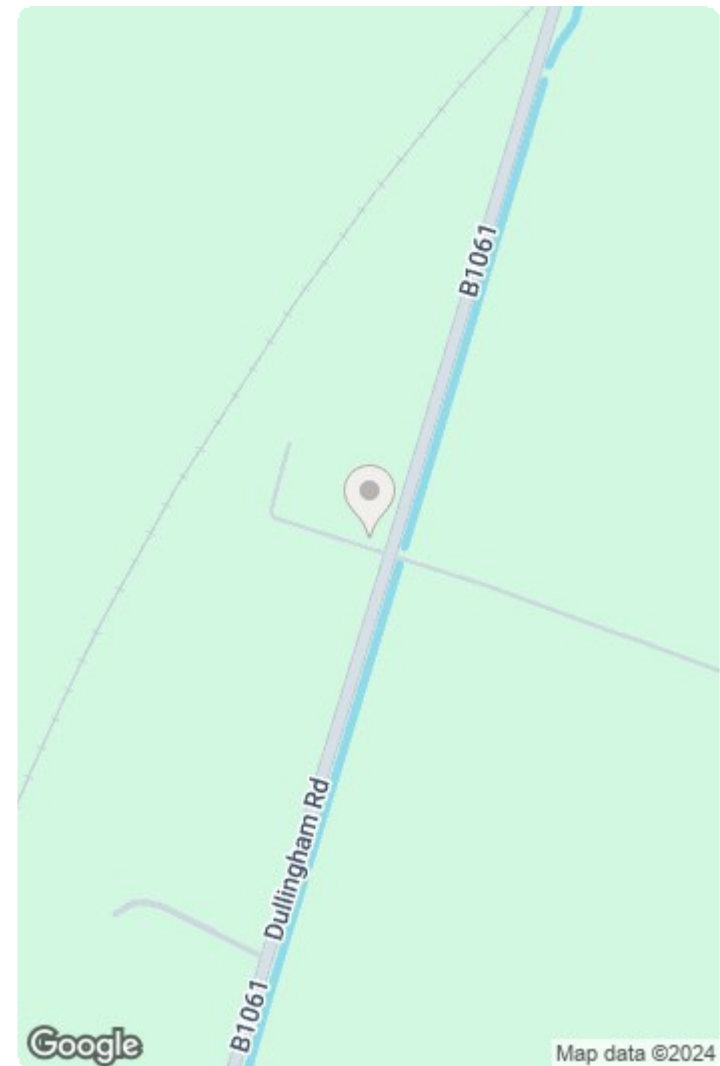


1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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