



Kettlefields, Dullingham
Newmarket, CB8 9XL
Guide Price £475,000

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A stunning detached bungalow that benefits from an attached annexe and amazing master suite in the converted loft space well located in a quiet cul-de-sac in the village of Dullingham.

The picturesque village of Dullingham is located only a few miles from the world renowned famous racing town of Newmarket and the property is within striking distance of railway station with connection to Cambridge. There is excellent access to the A14 and A11 (M11). The village boasts a range of amenities including two pubs, community hall, primary school and beautiful church. The village also has a social committee hosting regular events and life in the village always seems to be enjoyed.

Accommodation comprises of a living room, kitchen/dining room, two bedrooms and bathroom, a further bedroom suite in the loft plus an attached annexe that provides an additional bedroom or workspace and bathroom.

Externally, there is ample off road parking and a garden to the front and an enclosed, well stocked rear garden.

Must be seen to be appreciated.

About Dullingham:

Dullingham is a quaint village located in Cambridgeshire, known for its picturesque countryside and close-knit community. The village offers essential amenities including a local pub, railway station with links to Cambridge and Ipswich, and a primary school. Dullingham is conveniently situated about 6 miles from Newmarket, a town famous for its horse racing, and around 15 miles from the historic city of Cambridge, known for its prestigious university and vibrant cultural scene. The village provides a peaceful rural lifestyle while still being within easy reach of larger urban centres.

Porch

Full length window to the front aspect. Door through to the:

Entrance Hall

With useful storage cupboard, staircase rising to the first floor, radiator. Door through to the:

Kitchen/Diner

26'8" x 13'8"

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splash back areas, inset sink and drainer with mixer tap providing filtered drinking water and a boiler tap, storage cupboard, integrated range oven with extractor hood above, two fridges and dishwasher.

Opening through to the dining area with laid tiled flooring, radiator, window to the side aspect, French doors out to the rear garden. Door through to the:

Utility

8'11" x 8'11"

With inset stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine, tumble dryer and freezer, radiator, laid tiled flooring and window to the rear aspect. Door through to the inner hallway.

Inner Hallway

External door to the front and rear. Door through to study/bedroom 4.

Study/Bedroom 4

12'6" x 8'5"

Double bedroom with radiator, window to the rear aspect and door through to the:

Ensuite

Comprising a low level WC, hand basin with vanity cupboard under, walk-in shower cubicle with glass screen, radiator and laid wooden style flooring,

Living Room

13'5" x 11'5"

Spacious living room with featured open fireplace and bricked surroundings, TV connection point, radiator and window to the front aspect.

Bedroom 2

11'3" x 10'8"

Double bedroom with radiator and window to the front aspect.

Bedroom 3

9'11" x 9'5"

Double bedroom with radiator and window to the side aspect.

Bathroom

Luxury fitted bathroom suite comprising a concealed WC, hand basin with vanity cupboard under, free standing bath with hand-held shower attachment, tiled flooring and obscured window to the side aspect.

FIRST FLOOR

Bedroom 1

22'9" x 16'3"

Good sized bedroom with radiator, laid wooden style flooring and door through to the:

Ensuite

Three piece suite comprising a concealed WC, hand basin with vanity cupboards under, walk-in shower cubicle, laid wooden style flooring and Velux window.

Outside - Rear

Well landscaped garden with paved patio seating area, steps rising up to the spacious lawn area, outdoor lighting and side pedestrian gate.

Outside - Front

Bloc paved driveway creating ample off-road parking. Laid to lawn frontage accompanied by a variety of thriving shrubs and flowers.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - Yes

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

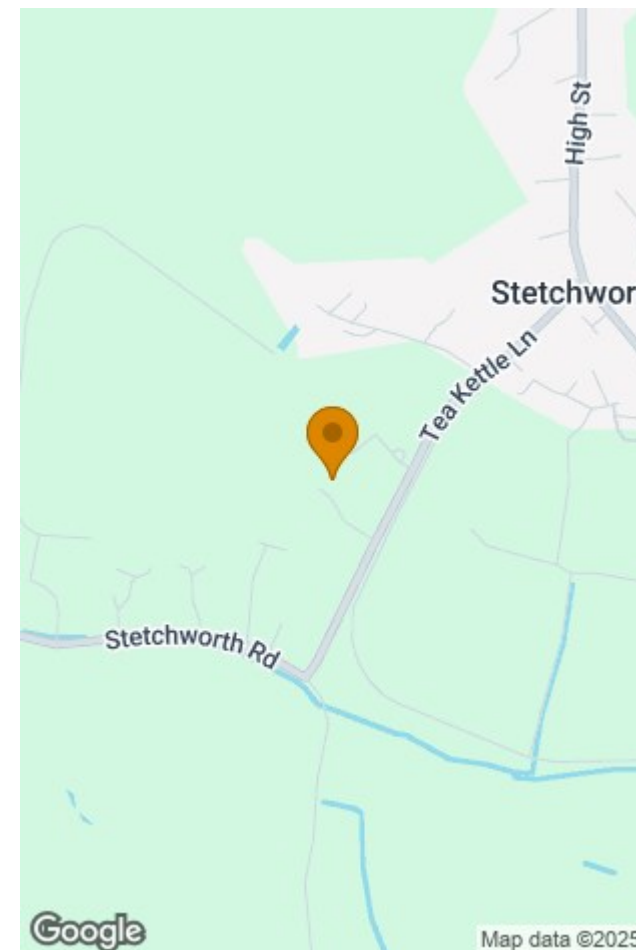
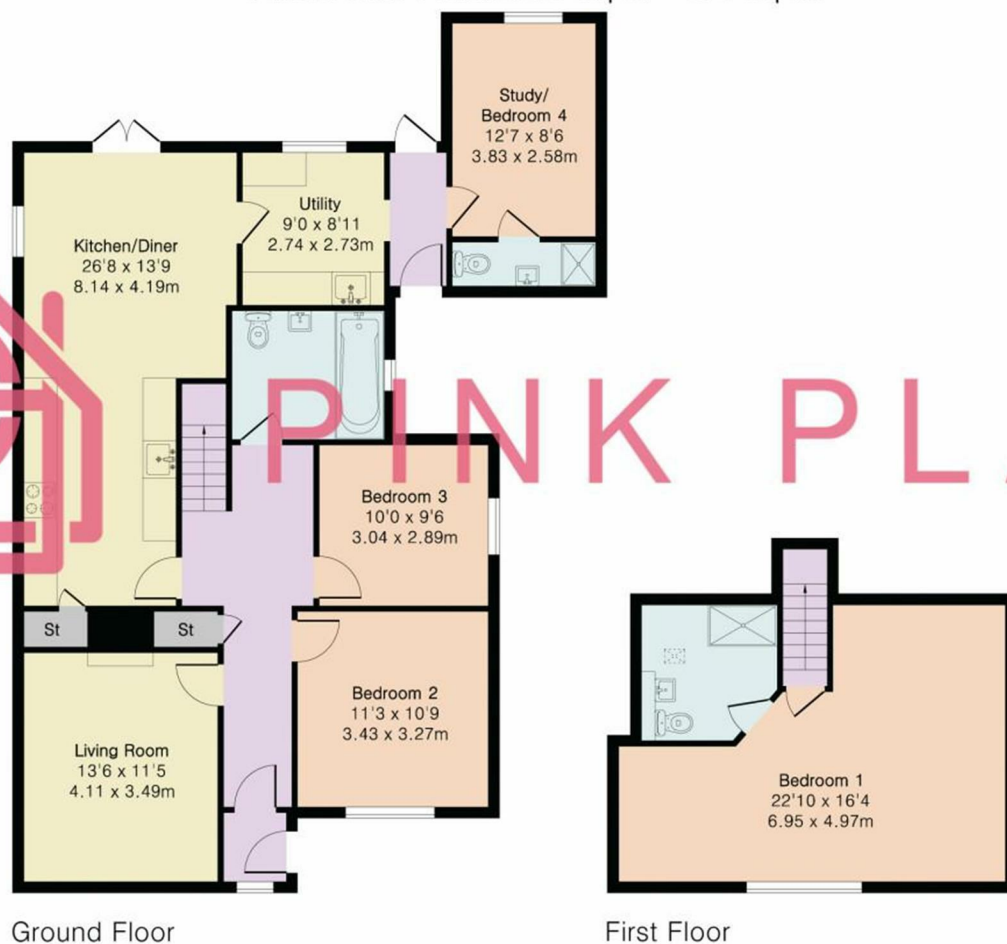
Mobile Signal/Coverage – Ofcom advise limited on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of.

Approximate Gross Internal Area 1550 sq ft - 144 sq m

Ground Floor Area 1181 sq ft – 110 sq m

First Floor Area 369 sq ft – 34 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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