



**Marram House, 3 Icknield Green
Ashley, Newmarket**

**DAVID
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Mammam House, 3 Icknield Green, Ashley, Newmarket, Suffolk, CB8 9DX

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village hall and church and it is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (3.5 miles) offers a range of amenities such as schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

An exceptional, highly energy efficient and economical three-bedroom new home within a small development in a quiet tucked away location in the heart of the village. The property offers a spacious and flexible layout of approximately 1,600 sq.ft finished to an exceptional standard including a stylish kitchen with granite worktops, luxurious bathrooms, solid oak doors and alarm system having been constructed by a highly regarded independent developer who is committed to delivering high quality homes. Particular attention has been paid to ensure each property offers the latest efficiency standards with triple glazing, solar panels and air sourced heating combining to ensure an exceptional energy efficient rating.

A highly energy efficient three-bedroom new home finished to an exceptional standard in a popular village location.

Ground Floor

ENTRANCE HALL: A spacious and welcoming entrance featuring stairs rising to the first floor with space under and additional cupboard housing the pressurised water system.

KITCHEN/DINING/SITTING ROOM: A stunning, open plan room featuring sliding doors to the rear creating a wonderfully light living and entertaining area. The kitchen is extensively fitted with a range of units under granite worktops with a 1.5 bowl sink inset. Appliances include a Neff double oven and 4-ring hob with extractor above, integrated fridge/freezer and dishwasher whilst the island provides additional storage and a breakfast bar.

UTILITY ROOM: With additional units under worktops, stainless steel sink, plumbing for a washing machine and space for a tumble dryer and a door leading to the side.

STUDY: A light room with outlook to the rear.

CLOAKROOM: Fitted with a WC and hand wash basin

MASTER BEDROOM: A spacious and bright double with ample built in storage in the form of wardrobes. With a large window to the rear and door leading to the **ensuite** which is partially tiled and features a double shower with white wc, hand wash basin and backlit vanity mirror as well as frosted window to the front aspect.

First Floor

LANDING: With window to the front aspect and loft access.

BEDROOM 2 A light, double aspect room with window to the front and side aspect.

BEDROOM 3 Another double aspect room with window to the side and rear aspect.

BATHROOM Tastefully fitted with a white wc, hand wash basin with illuminated vanity mirror above, tiled shower cubicle, separate bath with hand shower attachment and heated towel rail., complete with frosted window to the rear.

The Reeds, 5 Icknield Green, Ashley, Newmarket, Suffolk, CB8 9DX

Outside

The property is approached by a paved driveway providing parking for several vehicles leading to the **GARAGE** with light and power connected. Additional visitor parking spaces are available nearby. The front is lawned set behind attractive estate fencing with gated access leading to the rear. The well-proportioned rear garden enjoys a southerly aspect with a paved dining terrace leading to the lawn with hedge rear boundary.

COUNCIL TAX BAND: TBC

TENURE: Freehold. Management charge for maintenance of communal areas tbc

SERVICES: Main water and drainage. Air source heating with solar panels.

EPC: A

LOCAL AUTHORITY: East Cambridgeshire District Council.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. **Phone**

Signal: Yes. Provider: EE, Three, O2 and Vodafone.

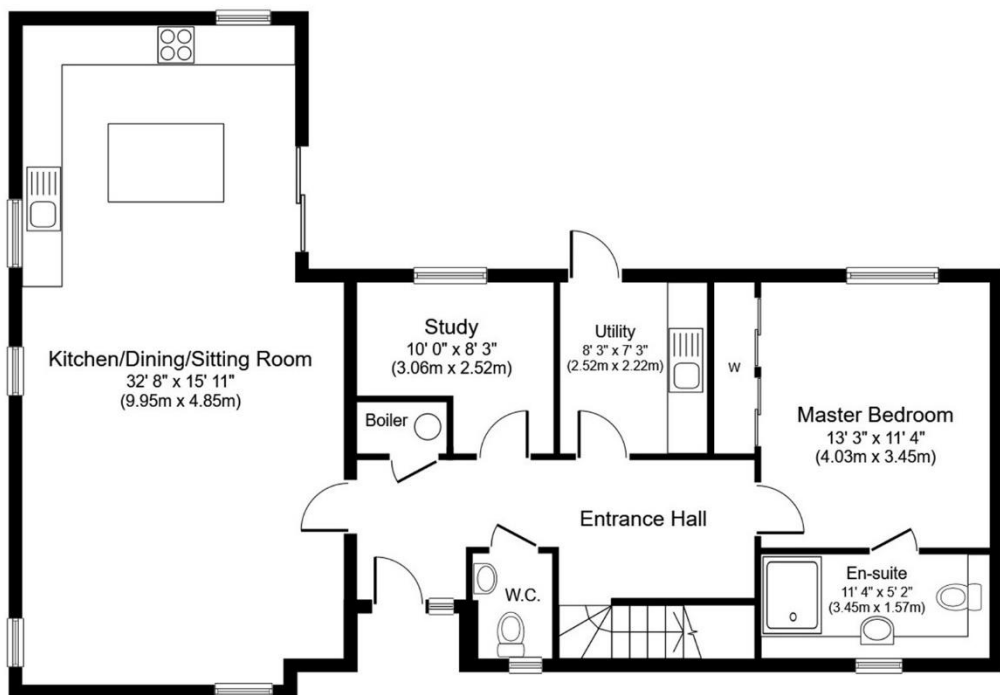
WHAT3WORDS: fallback.breathed.humans

VIEWING: Strictly by prior appointment only through DAVID BURR.

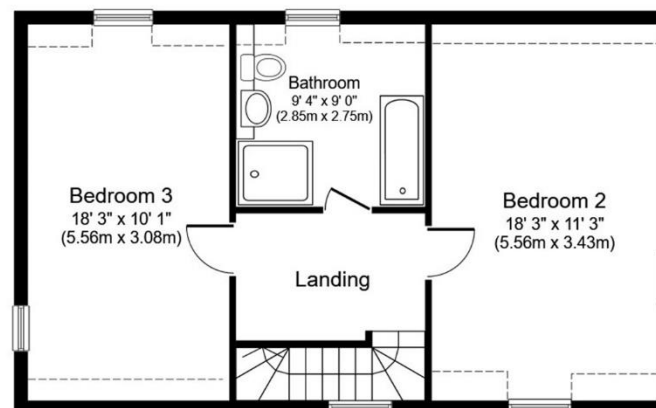
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Specification

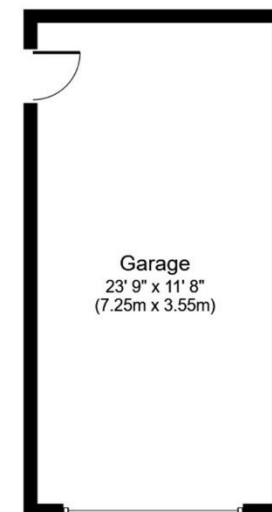
- White Porcelanosa sanitaryware in bathrooms and cloakroom
- Choice of flooring in hallway, kitchen and bathrooms
- Valfac front door with multi-point locking
- Highly efficient Valfac triple glazed windows
- USB charging points in the kitchen
- CAT 6 point in sitting room and master bedroom
- Low energy LED downlights
- Zoned underfloor heating to ground floor with radiators to first floor
- Pre-wired for EV charging
- Air source heating and hot water and roof mounted solar panels
- Ring video door bell
- Fitted intruder alarm
- Advantage 10 year structural warranty



Ground Floor
Approximate Floor Area
1,061 sq. ft.
(98.6 sq. m.)



First Floor
Approximate Floor Area
583 sq. ft.
(54.1 sq. m.)



Garage
Approximate Floor Area
227 sq. ft.
(25.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

