



3 Mill Road
Ashley, Suffolk

DAVID
BURR



3 Mill Road, Ashley, Newmarket, Suffolk, CB8 9EE

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.

Spanning over 1,400 sq. ft is this immaculately presented and thoughtfully renovated four-bedroom detached property. Set in the heart of one of the areas' most sought after villages, the property provides perfect accommodation for the modern family. Downstairs benefits from a recently fitted open plan kitchen/dining room as well as a separate utility, whilst upstairs offers four spacious bedrooms, the master of which enjoys an ensuite. Outside there is ample off-street parking, a double garage and a landscaped rear garden.

A spacious and well-presented four-bedroom detached family home in this popular Suffolk village.

Ground Floor

ENTRANCE HALL Entering in through the covered porch, the hallway features understairs storage, stairs to the first floor and doors to:

SITTING ROOM A generously sized front room with bay window and woodburning stove.

KITCHEN/DINING ROOM A light and spacious hub of the home which features a recently fitted kitchen. With a range of matching base and wall units complete with worktops over. The space has an inset sink with mixer tap which looks out the window to the rear garden. Other integrated appliances include a double oven, four-ring hob with extractor above, dishwasher, fridge/freezer. There is ample storage and the breakfast bar creates a separate space for eating. French doors leading out to the rear garden, and additional door leading out to the side.

UTILITY ROOM The useful space has windows to the front and side aspect. Fitted with storage units, worktops over and an inset half bowl sink with drainer. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM Complete with frosted window to the side aspect, WC and hand wash basin.

First Floor

LANDING Spacious and light with doors leading to:

MASTER BEDROOM A generously sized and double aspect master, with fitted wardrobes as well as an **ENSUITE**. This is fitted with a shower cubicle, WC, hand wash basin and heated towel rail with frosted window to the side aspect.

BEDROOM 2 Another comfortable double with two windows looking to the front aspect.

BEDROOM 3 The third double with built in wardrobe and window to the rear aspect.

BEDROOM 4 With window outlook to the rear garden.

BATHROOM Tiled space fitted with bath and shower over, WC, hand wash basin, heated towel rail and frosted window to the rear aspect.

Outside

The front of the property is mainly laid to lawn with a path leading to the entrance. The rear garden is cleverly landscaped with a paved terrace adjoining the home. The remainder is mainly lawn with a shingle border surrounding this and planting to the sides. Parking for the property is provided in the form of a driveway to the rear in front of the **DOUBLE GARAGE** which is complete with light and power.

SERVICES Mains electricity, water, drainage and oil-fired central heating to radiators. **NOTE:** None of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX: Band E. (£2,749.16 per annum).

EPC: Band D.

TENURE Freehold.

WHAT3WORDS deadline.hobbit.workroom

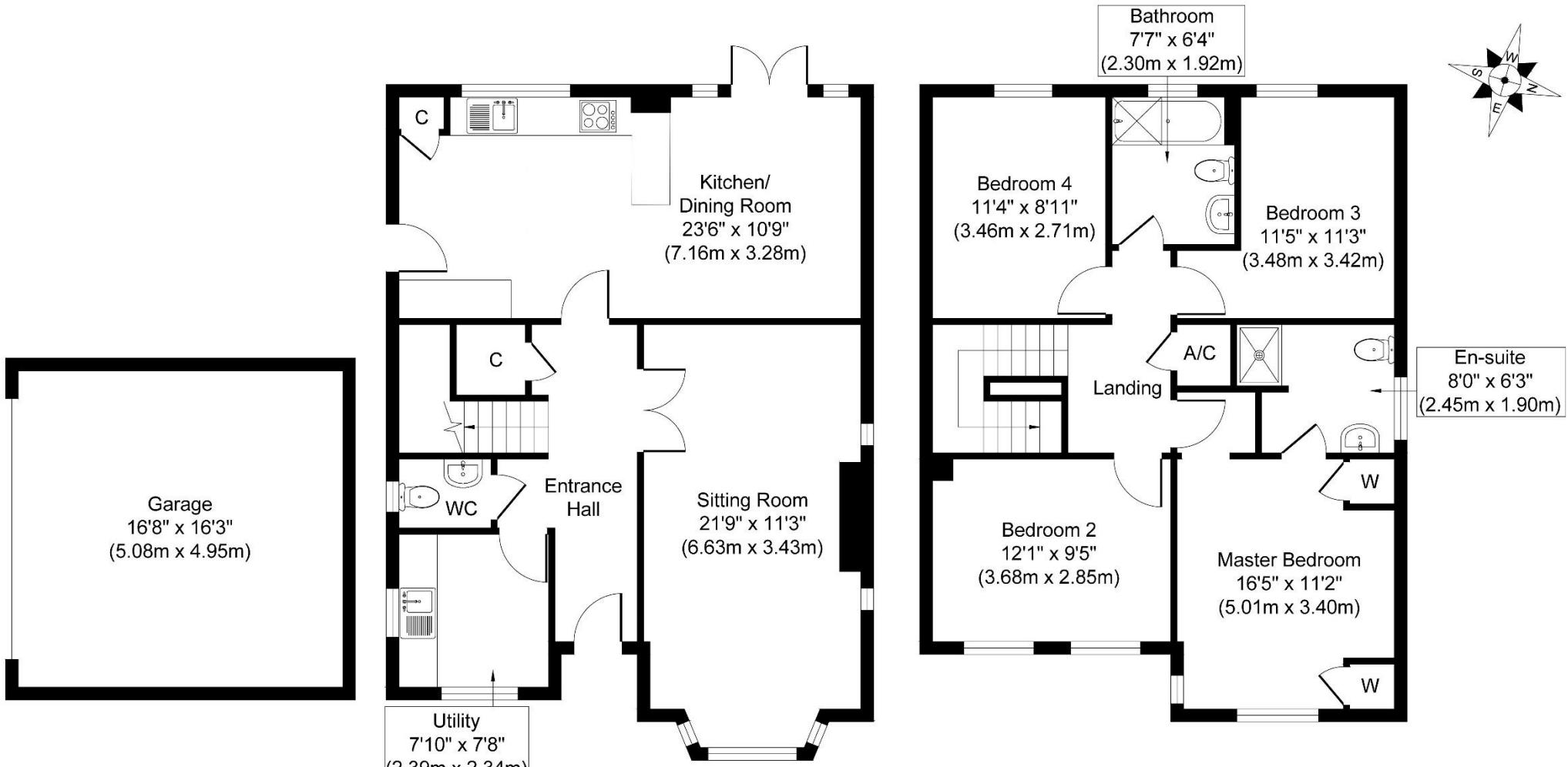
CONSTRUCTION TYPE Traditional brick construction.

COMMUNICATION SERVICES (Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

VIEWING by prior appointment only through David Burr estate agents.

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Garage
Approximate Floor Area
271 sq. ft
(25.14 sq. m)

Ground Floor
Approximate Floor Area
730 sq. ft
(67.84 sq. m)

First Floor
Approximate Floor Area
700 sq. ft
(65.05 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.

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