



**Salix House, 220 The Street
Kirtling, Suffolk**

**DAVID
BURR**



Salix House, 220 The Street, Kirtling, Newmarket, Suffolk, CB8 9PD

Kirtling is a historic and picturesque village offering a charming rural lifestyle. The village features a traditional pub, two churches, a vibrant village hall, and access to beautiful countryside walks. Conveniently located just 5 miles from Newmarket and around 18 miles west of Cambridge, Kirtling enjoys excellent connectivity, with commuter rail links available nearby at Dullingham and Newmarket.

A beautifully presented and deceptively spacious family home measuring approximately 2,200 sq. ft., set on a generous plot. Renovated throughout by the current vendors to a high standard, the property blends period charm with contemporary living. The accommodation is arranged over two floors and includes a stunning open-plan kitchen/dining room, multiple reception areas, five spacious bedrooms including a stunning master bedroom suite, and stylish bathrooms. Externally the property benefits from ample offroad parking and large south facing rear gardens.

A beautifully renovated 2,200 sq. ft. family home combining period charm with modern living, offering five bedrooms, spacious living areas, and generous south-facing gardens.

Ground Floor

ENTRANCE HALL A welcoming space with stone flooring underfoot, stairs rising to the first floor and doors leading to the principal reception rooms.

SNUG A cosy and characterful room centred around a feature wood-burning stove with wooden mantel above. A sash window to the front aspect provides natural light and views over the driveway.

CLOAKROOM Stylishly finished with stone flooring and fitted with extensive storage. Comprising a WC and hand wash basin, alongside a frosted sash window.

KITCHEN / DINING ROOM The true hub of the home – this beautifully renovated open-plan space is fitted with an extensive range of bespoke base units topped with quartz work surfaces. A substantial central island features an inset double butler sink with mixer tap, additional storage, and integrated wine cooler, under-counter fridge, and dishwasher. The kitchen is completed by a large Rangemaster cooker with induction hob and twin front-facing windows. The open-plan dining area enjoys bifold doors that open seamlessly onto the rear garden.

UTILITY ROOM A practical and well-equipped space offering further work surfaces, inset sink with drainer and mixer tap, integrated microwave, and space/plumbing for a washing machine and tumble dryer. Window to the front aspect.

SITTING ROOM A spacious yet intimate family room accessed via double doors from both the hallway and kitchen/dining room. Featuring a sash window to the front and a further window to the rear, this dual-aspect space offers excellent natural light.

First Floor

LANDING A bright and airy space with skylight above, loft access and doors to all bedrooms.

MASTER BEDROOM A spacious double bedroom with a window overlooking the rear garden and a front-facing Velux. Opening into a private **DRESSING ROOM** with fitted wardrobes and Velux to the rear, which in turn leads to the **EN-SUITE** – extensively tiled and featuring wood flooring, a double walk-in shower, WC, hand wash basin, heated towel rail and Velux to the front aspect.

BEDROOM 2 A generous double bedroom with sash window to the front aspect overlooking the driveway.

BEDROOM 3 Another well-proportioned double bedroom with sash window to the front.

BEDROOM 4 A charming double bedroom with sash window enjoying views across the rear garden.

Salix House, 220 The Street, Kirtling, Newmarket, Suffolk, CB8 9PD

BEDROOM 5 A further double bedroom with dual sash windows to the front, ideal for use as a guest bedroom or spacious home office.

FAMILY BATHROOM Finished to a high standard with extensive panelling, this luxurious space includes a freestanding bath, separate walk-in shower, WC, hand wash basin, heated towel rail and frosted sash window.

Outside

The property is approached via a hedge-lined driveway offering ample off-road parking and access to the home through an attractive covered oak porch with steps rising from the drive. To the rear, the extensive gardens are predominantly laid to lawn and feature a striking silver birch at the centre. Directly off the rear of the property is a generous paved terrace – perfectly positioned for alfresco dining and entertaining. The garden also benefits from a timber shed, offering useful storage space.

Material Information

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band E.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F. (£3,358.59 per annum)

TENURE Freehold.

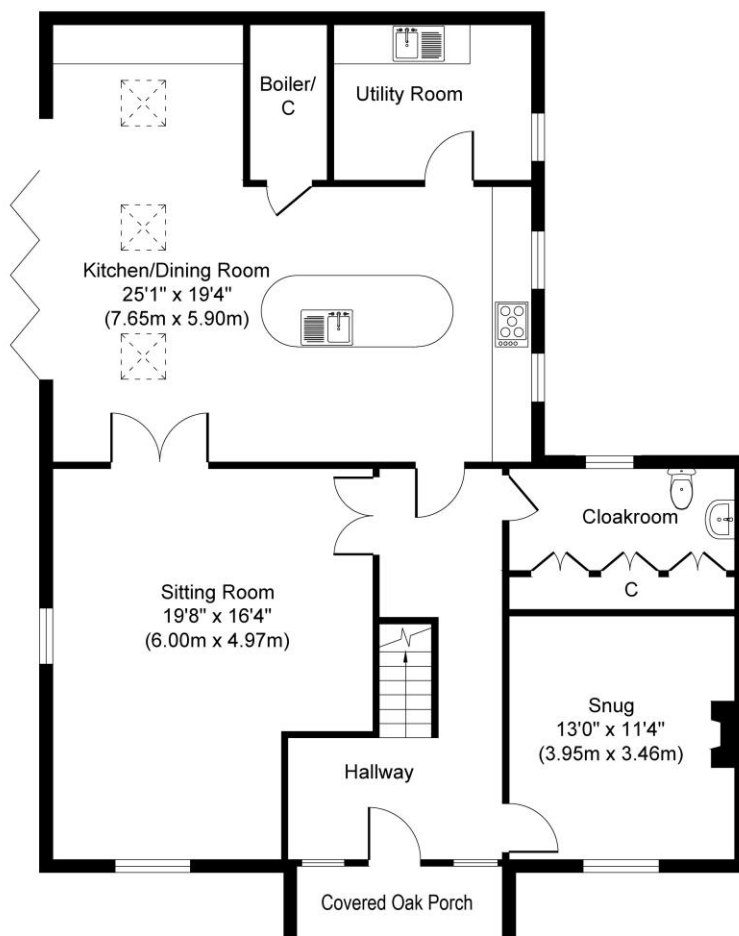
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS paraded.lipstick.blotchy

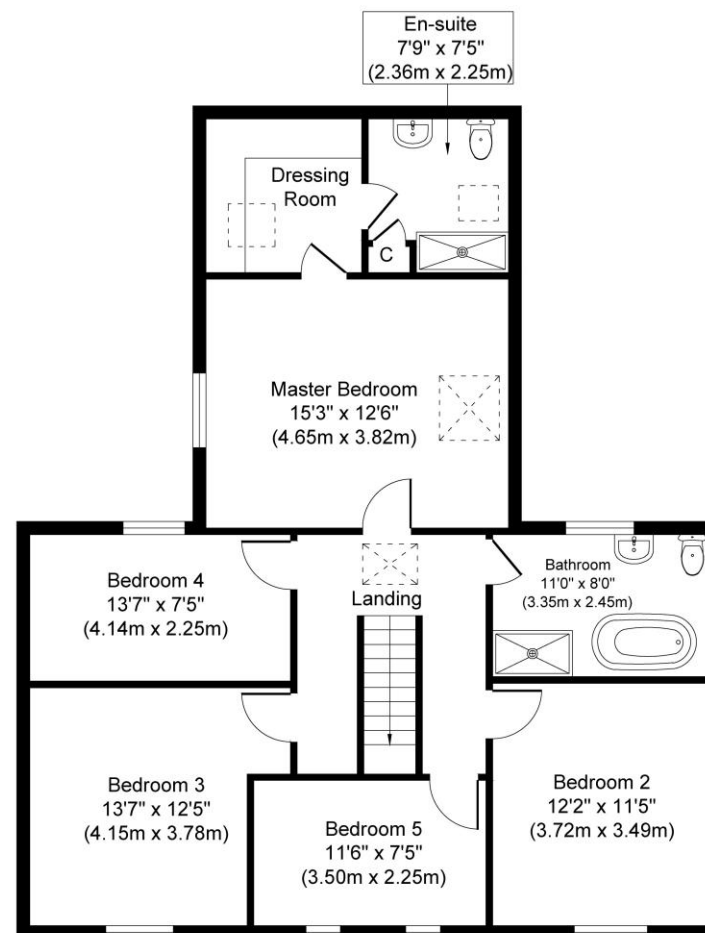
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
1214 sq. ft
(112.81 sq. m)



First Floor
Approximate Floor Area
994 sq. ft
(92.38 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.



