



Ditchfield, Reach, CB25 0JA

CHEFFINS

Ditchfield

Reach,
CB25 0JA

- New Detached House
- 4 Bedrooms - 1 Ensuite
- 2 Reception Rooms
- Ground Floor Shower/WC
- Air Source Under Floor Heating
- Sought After Village Location
- Superb Views Over Farmland

A brand new 4 bedroom individual detached house forming part of an established residential cul-de-sac in a popular village and with superb views to the rear over open farmland. The property is offered with NO CHAIN and benefits from a double aspect living room and dining room both with bi-folding doors, a well equipped new fitted kitchen, separate utility room and a ground floor shower room/WC. Additional features include 4 bedrooms with 1 ensuite, ground floor air source under floor heating and a large garden.

 4  2  2

Guide Price £465,000





LOCATION

REACH is a most attractive village between Cambridge & Newmarket (8 miles equidistant) and well placed for the A14 dual carriageway, giving fast access to the East Coast Ports, Cambridge, The Midlands and London via the A11. The village itself is centred around an attractive green and has a church, public house etc, whilst the larger village of Burwell is only 2 miles distance and has a variety of shops and facilities.

ENTRANCE HALL

with stairs leading to the first floor, tiled flooring with under floor heating.

UTILITY ROOM

7'4" x 6'4"

with sink and drainer, fitted base and wall mounted cupboards, tiled flooring with under floor heating, half glazed door to outside.

SHOWER ROOM/WC

with shower cubicle, low level WC, hand basin.

LIVING ROOM

14'6" x 11'5"

a double aspect room with under floor heating, bi-folding doors leading to the rear garden.

KITCHEN

14'11" x 9'8"

with a range of modern base and wall mounted units, worktops and upstands, inset sink, integrated eye level oven and grill, ceramic hob and extractor hood over, full height integrated fridge and freezer, integrated dishwasher, tiled flooring with under floor heating, opening leading to;

DINING AREA

14'6" x 11'5"

a double aspect room with a pair of doors leading into the living room, tiled flooring with under floor heating, bi-folding doors leading to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

11'5" x 10'11" (14'6" max)

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin, low level WC.

BEDROOM 2

11'6" x 11'0"

with a built-in cupboard.

BEDROOM 3

9'8" x 9'4" (14'11" max)

BEDROOM 4

13'3" x 7'8"

BATHROOM

with a bath, hand basin, low level WC.

OUTSIDE

To the front of the property is a large open plan block paved driveway with a planting area to the side and a covered porch canopy over the front door. A side access via a paved pathway leads to a large rear garden with a raised paved patio area and aspect to the rear over open farmland.

SALES AGENTS NOTES

Tenure – Freehold

Council Tax Band – New Build TBC

Property Type – Detached House

Property Construction – Traditional Brick

Number & Types of Room – Please refer to the floorplan

Square Footage –

Parking – Driveway

Utilities / Services

Electric Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating sources – Air Source Heat Pump, under floor heating.

Broadband Connected – No

Broadband Type – N/A

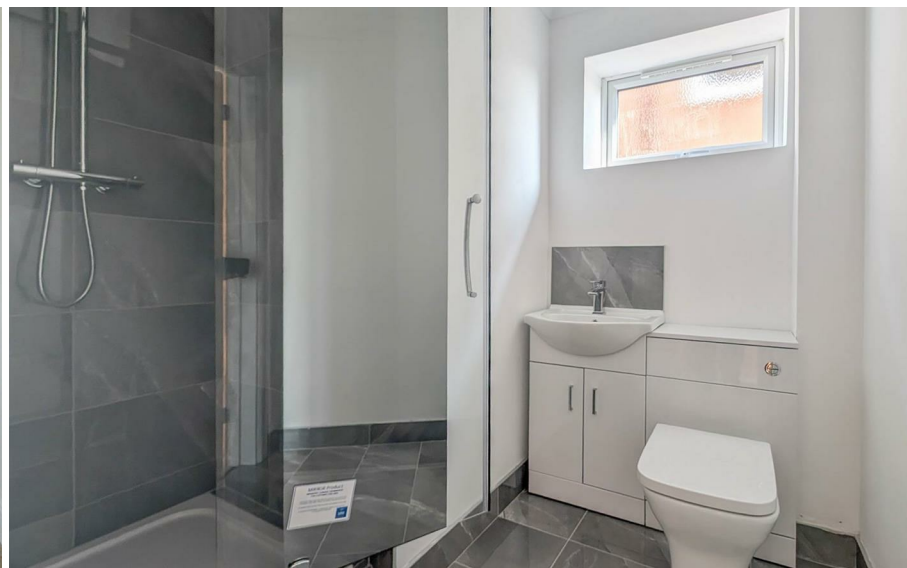
Mobile Signal/Coverage – N/A

Restrictions – We have been made aware this property does contain restrictive covenants – please refer to the land registry title for more information.

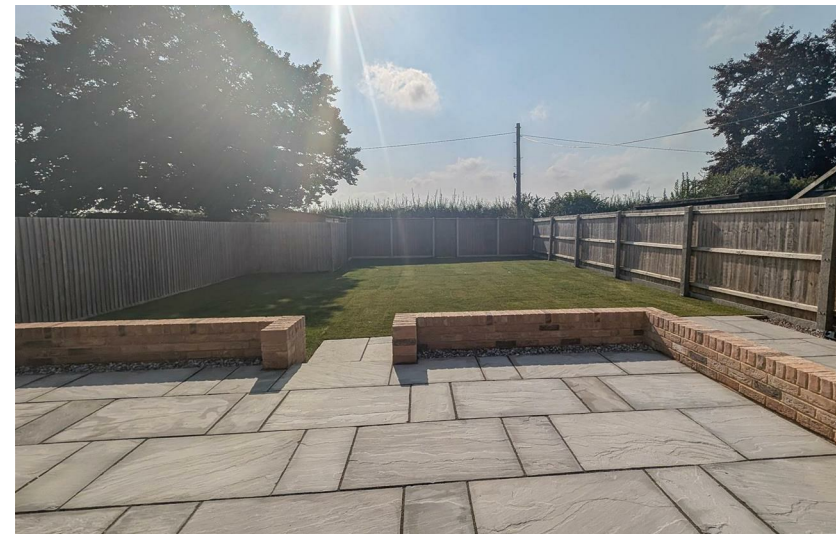
Building Safety – The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and to the best of their knowledge, the property is not at risk of collapse.

Accessibility / Adaptations – The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

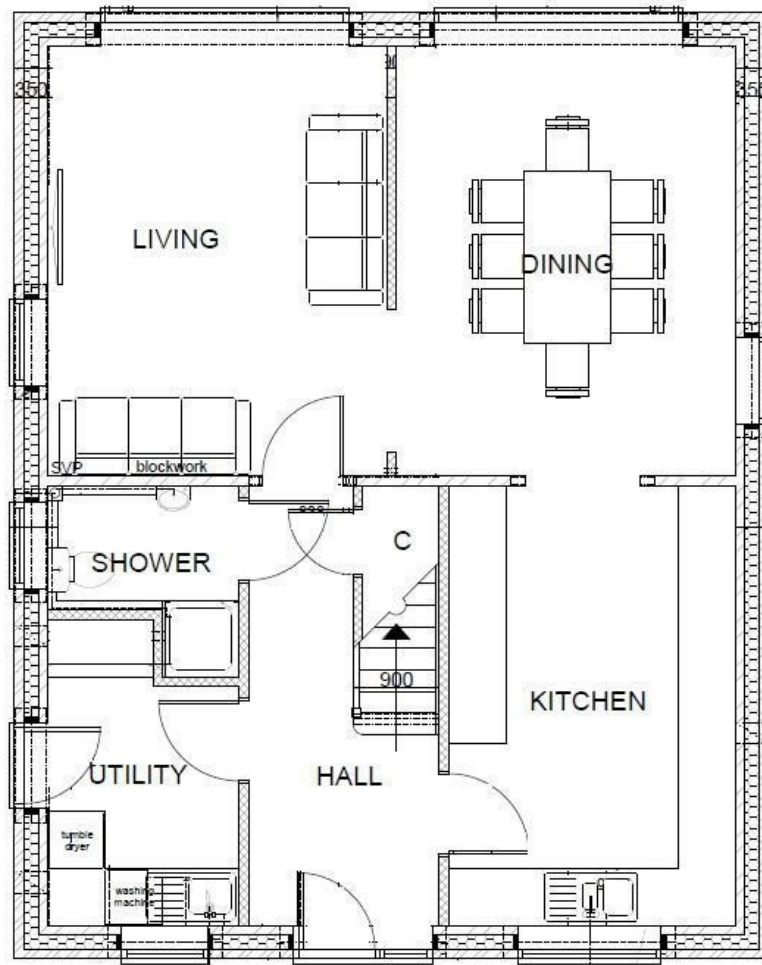


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

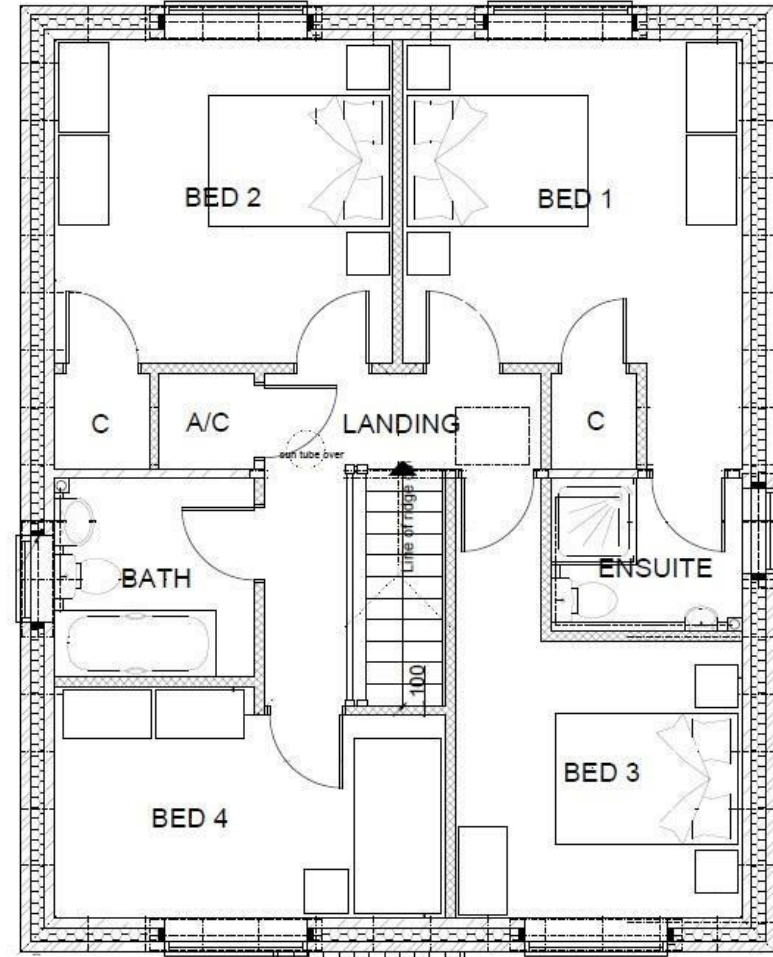


Guide Price £465,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - East Cambridgeshire





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Black Bear Court High Street, Newmarket, CB8 9AF
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