



Church Lane, Dullingham, CB8 9XD

**CHEFFINS**

## Church Lane

Dullingham,  
CB8 9XD

4 1 2

- Idyllic Location overlooking village pond and church
- 4 Ground Floor Bedrooms
- Light & Airy Living/Dining Room
- Modern Fitted Kitchen
- Private & Secure Development
- Enclosed Gardens
- Triple Carport for off-road parking

A beautifully presented light and airy property that is situated in an idyllic location. The picturesque outlook overlooks the pond and the village church. The contemporary accommodation maximises the light to the living space on the first floor with spacious accommodation throughout. The development has been designed to feel private and secure. Viewing Recommended.



## Offers In Excess Of



## LOCATION

DULLINGHAM is a picturesque village 4 miles from the horse racing town of Newmarket and 12 miles east of Cambridge. Amenities include several good primary schools, 2 public houses and a community centre with Post Office and shop. Dullingham also benefits from easy access to major roads such as the A11, A14 and M11 and Granta Park and Science Park in Cambridge. Its train station is situated on the Cambridge to Ipswich line and main line direct services to London can be easily reached from Whittlesford Parkway via the A11.

## ENTRANCE HALL

with glazed entrance door, tiled flooring, 2 radiators, double door storage cupboard (currently housing a washing machine and fridge), stairs to the first floor.

## STUDY/BEDROOM 3

with a double glazed corner window to the front and side aspects, radiator, bamboo flooring, inset spotlights.

## PRIMARY BEDROOM

A beautifully light room with bi-folding doors opening onto a private courtyard garden, bamboo flooring, built-in storage.

## DRESSING AREA

with wardrobes on both sides, inset spotlights, radiator.

## ENSUITE SHOWER ROOM

with a 3 piece suite comprising a pedestal wash hand basin, low level WC, shower cubicle, tiled flooring and walls, inset spotlights, extractor fan, heated chrome towel rail.

## BEDROOM 2

with a built-in wardrobe, window to the side aspect, bamboo flooring, inset spotlights.

## BEDROOM 4

with a built-in wardrobe, radiator, bamboo flooring, window to the side aspect.

## FAMILY BATHROOM

with a beautiful 4 piece suite comprising a shower cubicle, low level WC, side panel bath, glass vanity wash hand basin, inset spotlights, built-in speakers, chrome heated towel rail, extractor fan.

## FIRST FLOOR

## LANDING

with a vaulted ceiling with glass windows into the living and dining area, bamboo flooring.

## OPEN PLAN LIVING/DINING AREA

A light and airy dual aspect room overlooking the village pond and church with a vaulted ceiling with inset spotlights, open fireplace with a timber surround and a slate hearth, built-in storage cupboard housing the oil fired boiler, 2 radiators, a corner window and a Juliet balcony overlooking the village pond and church.

## KITCHEN

A beautifully designed kitchen with 2 velux windows offering a wealth of light with a range of base units with stainless steel work surfaces over, 1.5 bowl sink, Kenwood Range 6 hob oven with a glass splashbacks, integral fridge/freezer, bamboo flooring, tiled splashbacks, inset spotlights, chrome heated towel rail.

## CLOAKROOM

with a vaulted ceiling with skylight, vanity wash hand basin, low level WC,

tiled flooring, tiled splashbacks, chrome heated towel rail.

## OUTSIDE

The property is accessed via a private driveway which leads to a TRIPLE CARPORT with storage to the rear, power and light and loft access for further storage.

Iron gated access leads to a pathway to the front entrance door with gardens offering a wealth of light and privacy with a laid to lawn section, a timber built storage shed, flower and mature shrub borders, block paved seating area and a further decked seating area with a pergola over, timber built log store. A further gate leads to a private section of the garden which overlooks the village pond and can be accessed from the primary bedroom.

## SALES AGENTS NOTES

The property is located in Dullingham conservation area.

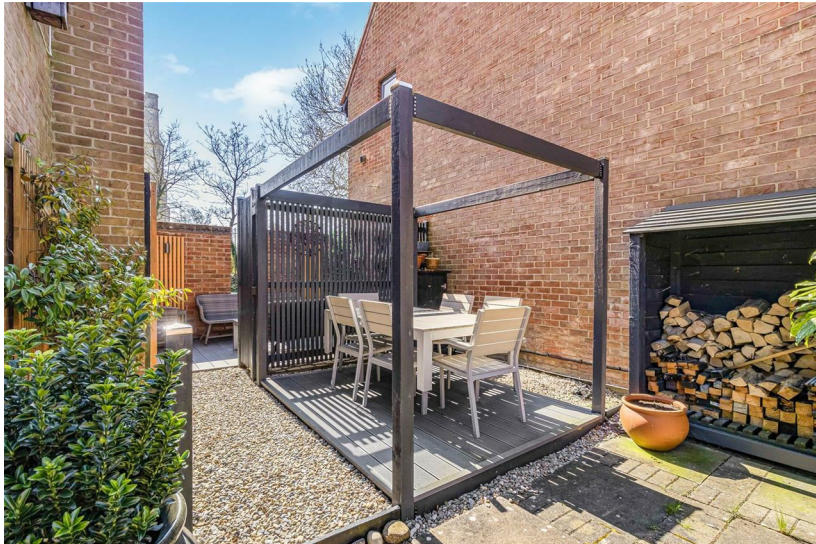
For more information on this property, please refer to the Material Information Brochure on our website.





| Energy Efficiency Rating                    | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | 54                         | 67                                                                                |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Offers In Excess Of £550,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambridgeshire



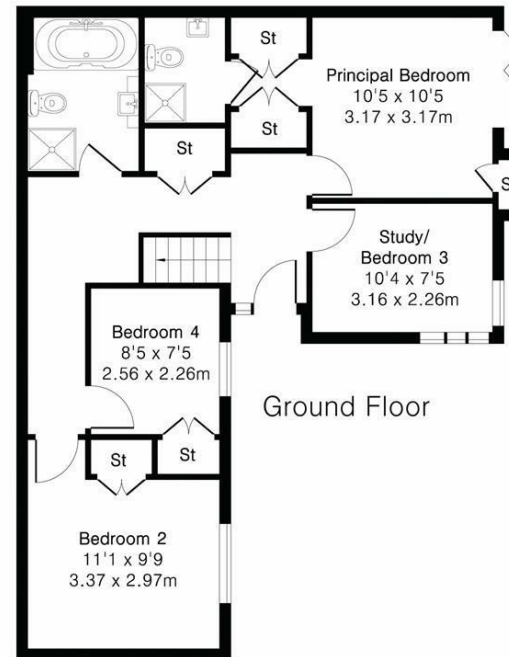




**Approximate Gross Internal Area 1234 sq ft - 114 sq m**

Ground Floor Area 683 sq ft – 63 sq m

First Floor Area 551 sq ft – 51 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Agents Note:** 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>.

For more information on this property please refer to the Material Information Brochure on our website.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

