



Dunstall Green Road, Ousden, CB8 8TY

**CHEFFINS**



# Dunstall Green Road

Ousden,  
CB8 8TY

4 2 4

Guide Price £650,000

- Individual Detached House
- 4 Bedrooms - 1 Ensuite
- 4 Reception Areas
- Potential for Updating
- Superb Established Gardens
- Delightful Far Reaching Views
- NO CHAIN

An individual 4 bedroom detached property with delightful established gardens and located close to the highest point of Suffolk offering outstanding far reaching views to the front over open countryside. The property offers potentials for further updating and benefits from 4 reception areas, 4 double bedrooms with 1 ensuite and a kitchen and utility room. Additional features include a detached double garage with adjoining storage and beautifully maintained gardens.







## LOCATION

OUSDEN is a small unspoilt village about 8 miles south east of Newmarket and 22 miles east of Cambridge. Set amongst rolling countryside, the village offers a fine blend of period and modern properties and there is a post office, general stores, GP surgery and a primary school in nearby Wickhambrook (4 miles) and Barrow (4 miles).



## ENTRANCE HALL

with stairs leading to the first floor.

## STUDY

with parquet wood block flooring, open fireplace with stone surround and slate hearth.

## DINING ROOM

A double aspect room.

## KITCHEN

A double aspect room with a range of fitted base and wall mounted cupboards.

## UTILITY ROOM

with oil fired central heating boiler, stable door leading to the rear garden.

## CLOAKROOM

with a low level WC and hand basin.

## LIVING ROOM

A double aspect room with an open fireplace with brick surround.

## SUN ROOM

A double aspect room with tiled flooring.

## FIRST FLOOR

### GALLERIED LANDING

with timber clad ceiling and an airing cupboard with hot water cylinder.

### BEDROOM 1

with built-in wardrobes and drawer storage.

### ENSUITE BATHROOM

with a bath, hand basin and low level WC.

### BEDROOM 2

with built-in wardrobes.

## BEDROOM 3

## BEDROOM 4

## FAMILY BATHROOM

with a bath, hand basin, low level WC.

## OUTSIDE

The property is attractively situated in an elevated plot set well back from the road and with delightful views to the front. A large driveway leads to a front entrance porch and front garden area with a wealth of established trees and shrubs. To the side of the property is a detached double garage.

To the rear of the property is a delightful large landscaped garden beautifully presented with a wealth of established trees and shrubs and mature hedgerows, paved patio and seating area and a pedestrian side gate.

## DOUBLE GARAGE

with an electric door to the front, door and window to the side, 2 store rooms to the rear.

## SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - G

Property Type - Detached House

Property Construction - Block with brick skin

Number & Types of Room - Please refer to the floorplan

Square Footage - 2012.85

Parking - Double Garage & Driveway

Heating sources - Oil fired heating and open fire in living room.

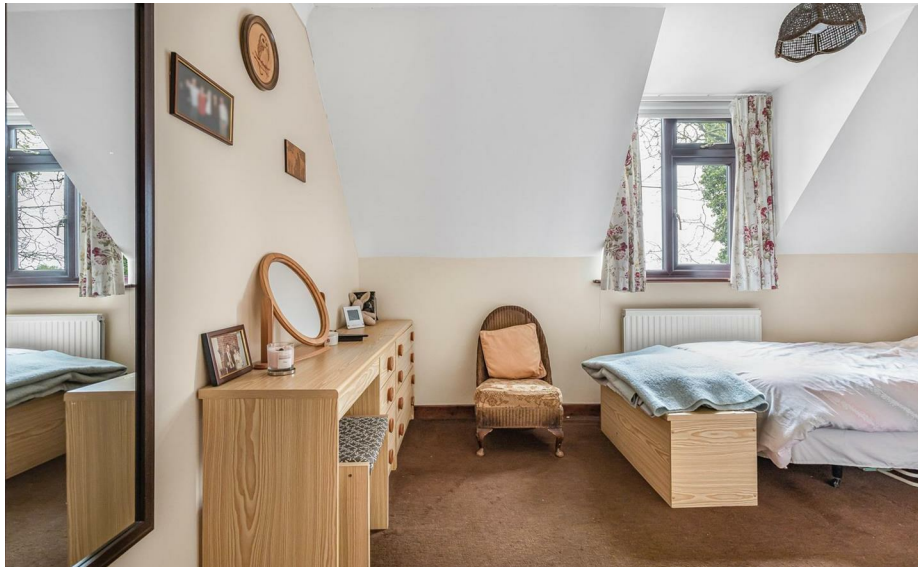
For more information on this property, please refer to the Material Information Brochure on our website.






















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



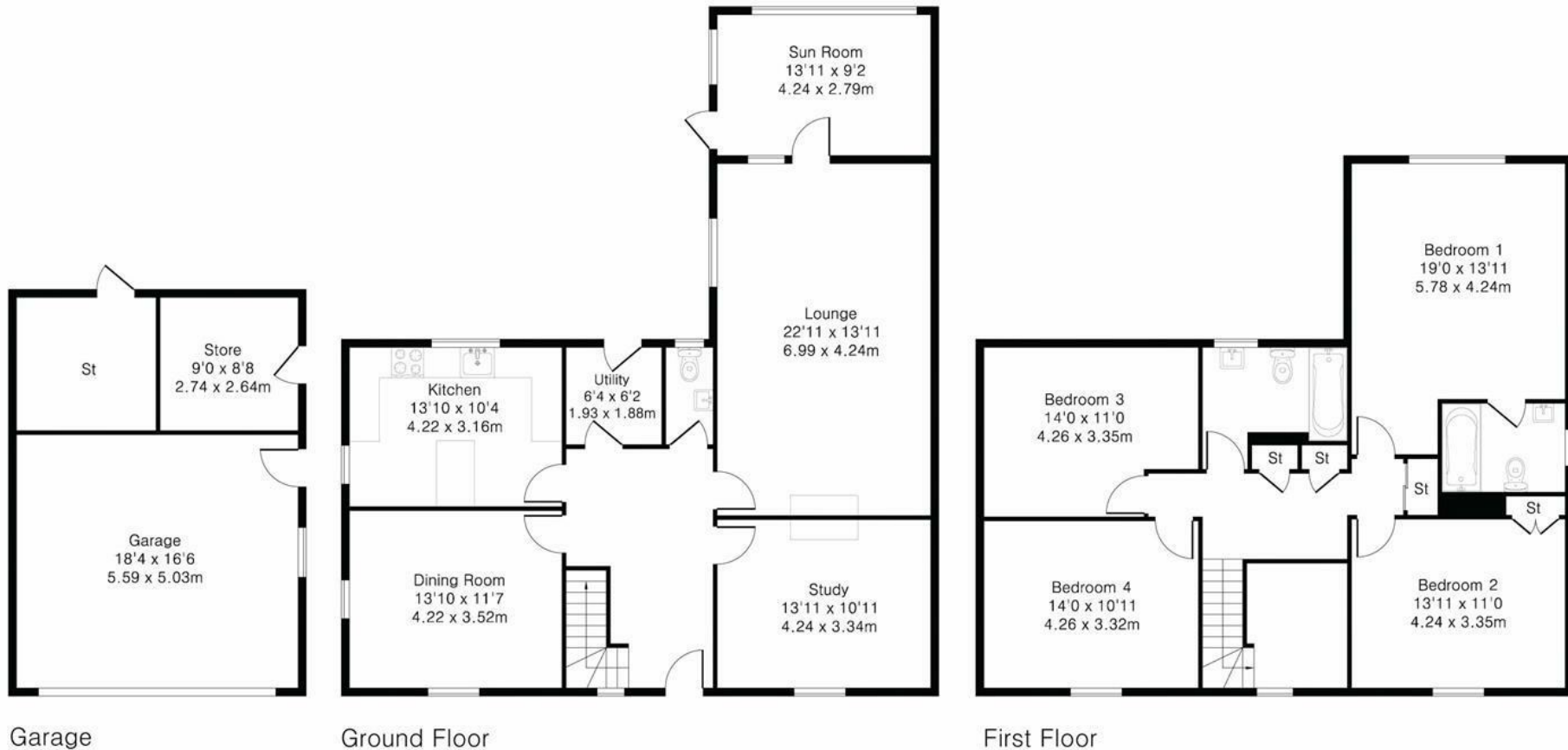
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 Local Authority - West Suffolk







Approximate Gross Internal Area 2147 sq ft – 199 sq m  
 Ground Floor Area 1141 sq ft – 106 sq m  
 First Floor Area 1006 sq ft – 93 sq m  
 Garage Area 466 sq ft – 43 sq m







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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.