



**9 Vicarage Close,  
Dullingham**

**DAVID  
BURR**



# 9 Vicarage Close, Dullingham, CB8 9XA

Dullingham is a particularly sought after village which lies approximately 4 miles south of the historic racing town of Newmarket. The village has two public houses, a village church, school and a railway station providing links to Cambridge and London. Further amenities such as shops, restaurants and schools can be found in the nearby Newmarket with Cambridge 12 miles and the M11 16 miles.

A superb and spacious family home, tucked away in a quiet location within the sought-after village of Dullingham. The property offers versatile, light-filled accommodation comprising a living room, kitchen, dining room, and a fourth bedroom/study, with three double bedrooms and a family bathroom to the first floor. Outside, the property benefits from off-road parking and a garage, along with a south-easterly facing rear garden.

## A spacious, versatile family home in a sought-after village, with generous living space and a south-east facing garden.

### Ground Floor

**ENTRANCE HALL** A spacious and welcoming entrance hall with a window to the side aspect, offering space for coats and shoes. Stairs rise to the first floor, with doors leading to the principal ground floor rooms.

**LIVING ROOM** A generously sized living space, extended to create a bright and comfortable room with a window overlooking the front aspect.

**KITCHEN** Fitted with a range of base level units with worktop surfaces over, incorporating an inset stainless-steel sink and drainer, four-ring induction hob with extractor above, and a built-in double oven. There is also an integrated washing machine and fridge freezer, with a window overlooking the rear garden.

**DINING ROOM** A light-filled, double aspect room providing an ideal space for dining, with direct access out to the rear garden.

**CLOAKROOM** Comprising a low-level WC, wash hand basin and an obscured window to the side aspect.

**UTILITY AREA** A useful additional space with shelving, offering access to the rear of the garage and leading through to:

**BEDROOM 4** A versatile double aspect room, currently used as a fourth bedroom, but equally suited as a home office, playroom or snug.

### First Floor

**LANDING** With access to the loft space and doors to all bedrooms and the bathroom.

**BEDROOM 1** A double bedroom with fitted wardrobes and a window overlooking the rear garden.

**BEDROOM 2** A double bedroom with a window to the front aspect.

**BEDROOM 3** A further double bedroom with fitted wardrobes and a window to the front aspect.

**BATHROOM** Fitted with a four-piece suite comprising bath, separate shower, WC and wash hand basin set within a vanity unit. Additional features include a heated towel rail, airing cupboard housing the hot water cylinder, and an obscured window to the rear.

### Outside

To the front, a driveway provides off-road parking and access to the garage, which is fitted with an electric roller shutter door. There is also a lawned area and well-stocked flower beds.

The rear garden enjoys a south-easterly aspect and is predominantly laid to lawn, complemented by a shingle area, space for outdoor dining, and a useful storage shed.

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**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.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND E.** (£2,879.07 per annum)

**EPC** TBC

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

**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** instincts.blast.nanny

**VIEWING** Strictly by prior appointment only through DAVID BURR.

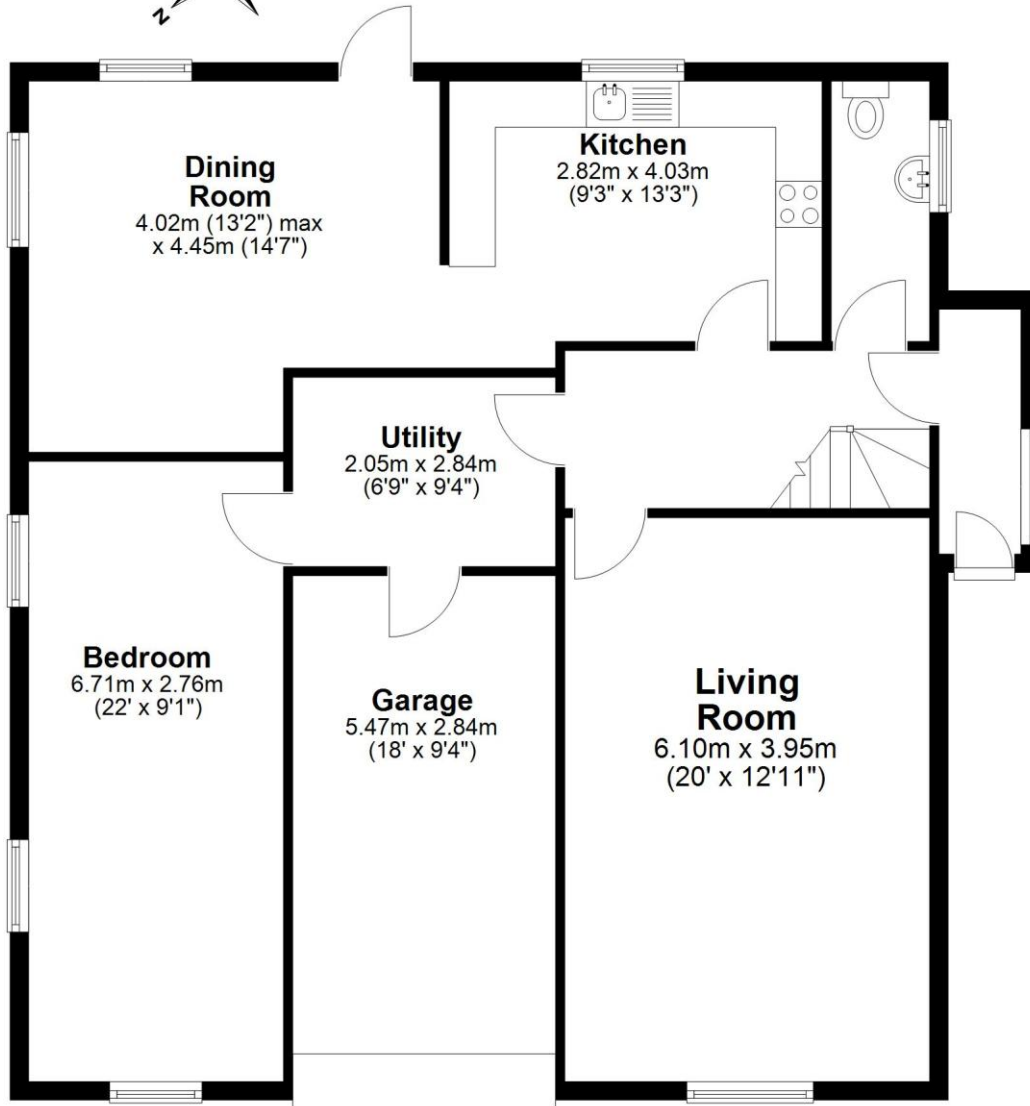
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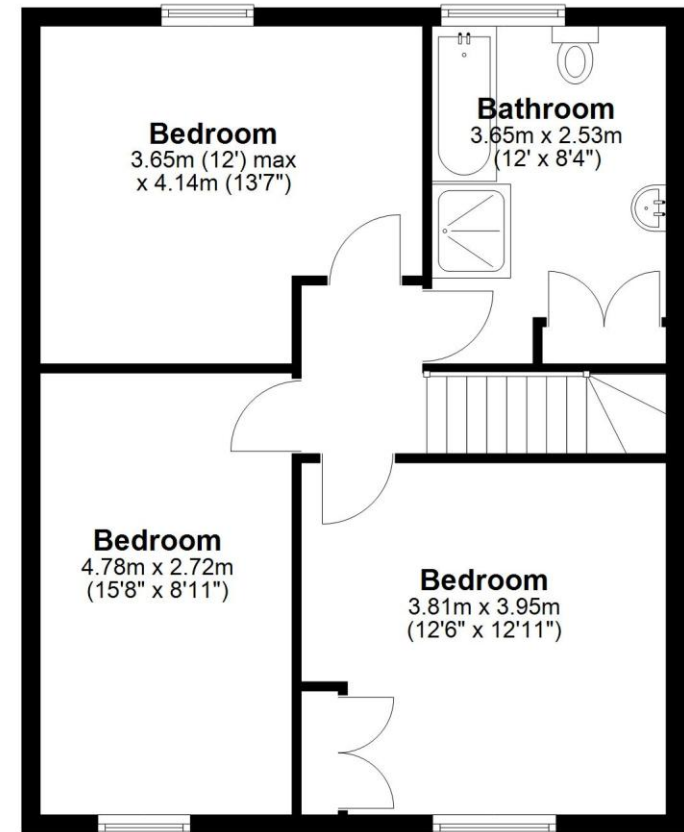
### Ground Floor

Approx. 108.2 sq. metres (1164.2 sq. feet)



### First Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



Total area: approx. 165.9 sq. metres (1785.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Vicarage Close**

