



61 Ditton Green

Woodditton, Newmarket, Suffolk, CB8 9SQ

Guide price £735,000

61 Ditton Green

Woodditton, CB8 9SQ

- Large, detached, family house
- 5 bedrooms, 3 bathrooms
- Excellent specification
- Long south facing garden
- 10 year warranty
- EPC rating B

A brand new 5-bedroom detached family house of about 2000 sq. ft., including a fabulous open plan kitchen/family room, and a lovely long south-facing garden. Located in a sought-after and attractive village 12 miles from Cambridge and 4 miles from Newmarket.

The specification and finishes are impressive throughout this individual and attractive house. The accommodation is across three floors and includes versatile and well-planned family spaces, perfect for a large, busy family wanting a non-estate village setting, but the comfort and convenience of an easy-to-run, efficient home.

The ground floor centres around a large reception hall, double doors lead to the triple aspect kitchen/family room which is beautifully appointed and includes doors to the long garden. The kitchen itself is excellent and bespoke with plenty of cabinets, quartz worktops and a





good-sized peninsula with a breakfast bar. There is an induction hob with a down-draft extractor, double oven and integrated dishwasher, fridge and freezer. The living room is dual aspect, including doors to the rear terrace. There is a separate study, utility room and cloakroom with WC.

On the first floor, there are four bedrooms, and all are a good size. Bedroom two has an en-suite shower room and WC. There is a beautifully appointed family bathroom with a separate shower and WC.

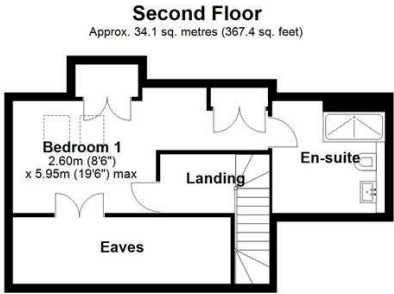
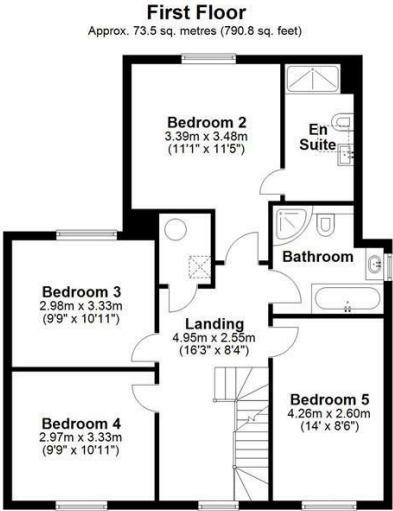
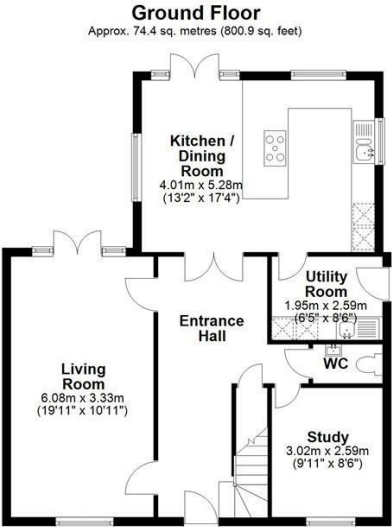
On the second floor is the main bedroom suite with built-in wardrobes and extensive eaves storage, as well as an en-suite shower room.

The house has an air source heat pump with underfloor heating and radiators, high-quality sash style double glazing, a burglar alarm, and wood-effect flooring and carpets throughout.

At the front, there is a block-paved driveway and garden. Side access leads to the rear garden, which is a surprisingly good size for a new house. It is mainly lawn and has a mix of post and rail and close boarded fencing to make the very most of the setting.

What3words: ///sketching.drifters.forget

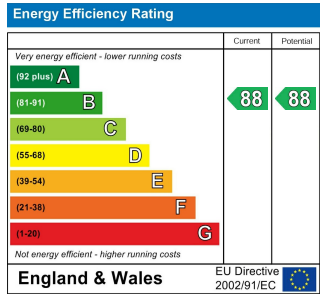




Total area: approx. 182.0 sq. metres (1959.1 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com