



**61 Ditton Green,
Woodditton**

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61 Ditton Green, Woodditton, CB8 9SQ

Woodditton is a popular village close to Newmarket and has a public house and church. Newmarket offers a good range of amenities including schools, shops supermarkets, restaurants and leisure facilities. There is excellent access to the A14 and A11 (M11) and a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London with the fastest trains taking under one hour. Stanstead Airport is approximately 40 minutes' drive.

Individually designed and finished to a high standard, the property combines traditional detailing, including brick and painted weatherboard elevations beneath a peg-tiled roof, with modern comfort and convenience, while its three-floor accommodation offers versatile family living, generous reception spaces and a superb triple-aspect kitchen/dining/family room, complemented by a private south-facing rear garden overlooking adjoining paddocks, ideal for family life and entertaining.

An impressive five-bedroom detached family home of approximately 2,000 sq ft, set in the sought-after village of Woodditton, just 12 miles from Cambridge and 4 miles from Newmarket.

Ground Floor

RECEPTION HALL A spacious and welcoming entrance with part-glazed front door, LVT flooring, recessed ceiling lighting, useful understairs storage cupboard and staircase rising to the first floor.

KITCHEN / DINING / FAMILY ROOM The heart of the home is this superb triple-aspect room, enjoying an excellent level of natural light through sash-style windows to three elevations and offering direct access onto the rear terrace and garden. The bespoke kitchen is beautifully appointed with an extensive range of fitted base and wall units, white quartz work surfaces with matching upstands and a generous peninsula incorporating a breakfast bar. Integrated appliances include an induction hob with built-in downdraft extractor, double oven, dishwasher and fridge/freezer. The room is finished with LVT flooring and recessed ceiling lighting, with ample space for both dining and comfortable family seating.

SITTING ROOM A generously proportioned dual-aspect reception room with sash-style window to the front and glazed double doors opening directly onto the rear terrace and garden. LVT flooring and recessed ceiling lighting complete this light and versatile room.

STUDY A useful and versatile room with sash-style window overlooking the front, providing an ideal home office or snug room.

UTILITY ROOM Located directly off the kitchen and fitted with a quartz-effect work surface and upstand, stainless steel sink with drainer, space and plumbing for washing machine and tumble dryer, extractor fan, recessed lighting, LVT flooring and door providing access to outside.

CLOAKROOM Fitted with a contemporary suite comprising wash basin with vanity unit beneath and concealed cistern WC, together with heated towel rail, extractor fan, recessed lighting and LVT flooring.

First Floor

FIRST FLOOR LANDING A light landing with sash-style window to the front, staircase rising to the second floor and useful cupboard housing the heating and hot water equipment.

PRINCIPAL BEDROOM A well-proportioned principal bedroom with sash-style window overlooking the rear garden and attractive wall lighting.

EN – SUITE SHOWER ROOM A beautifully appointed shower room with Velux roof light, large walk-in shower, wash basin with vanity unit, concealed cistern WC, tiled splashbacks, heated towel rail, recessed lighting and tiled flooring.

BEDROOM 2 A good-sized double bedroom with sash-style window overlooking the rear garden.

BEDROOM 3 A well-proportioned bedroom with sash-style window to the front and wall lighting.

BEDROOM 4 Another good-sized bedroom with sash-style window to the front and wall lighting.

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FAMILY BATHROOM A stylish and generously proportioned family bathroom featuring a double-ended bath, separate fully tiled shower enclosure, wash basin with vanity unit and concealed cistern WC, together with heated towel rail, recessed lighting and tiled flooring.

BEDROOM 5 A particularly useful additional room with two Velux roof lights, fitted shelving, two built-in eaves storage cupboards and a further store cupboard. This versatile space offers excellent potential as a teenage den, hobby room, home office or additional family living space.

SHOWER ROOM A further well-appointed shower room serving the second-floor accommodation, with fully tiled shower enclosure, wash basin with vanity unit, concealed cistern WC, heated towel rail, recessed lighting and tiled flooring.

Outside

To the front, a block-paved driveway provides parking for several vehicles and is complemented by a partially enclosed garden with brick and flint walling and close-boarded fencing. The landscaped frontage incorporates a small lawn, slate and woodchip beds, lavender and Silver Birch trees, together with outside lighting and an external power supply with EV charging capability.

A paved pathway and wooden pedestrian gate provide access to the rear garden.

The unusually generous south-facing rear garden is a particular feature of the property. Enjoying a pleasant outlook over adjoining paddocks, the garden is predominantly laid to lawn and enclosed by a combination of close-boarded and post-and-rail fencing. A paved terrace immediately adjoining the house provides an excellent area for outdoor dining and entertaining, while mature trees, a garden shed, external lighting, water tap and power supply add to its practicality.

SPECIFICATION The property benefits from air source heat pump technology, underfloor heating to the ground floor with radiators to the upper floors, high-quality sash-style double glazing, an alarm system and attractive wood-effect flooring and carpets throughout. Overall, this is a thoughtfully designed and exceptionally well-presented modern family home, offering the advantages of a new-build property without the feel of a conventional estate, together with generous and versatile accommodation and a particularly impressive south-facing garden.

SERVICES Air source heat pump 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 Council

COUNCIL TAX BAND TBC.

EPC B.

TENURE Freehold.

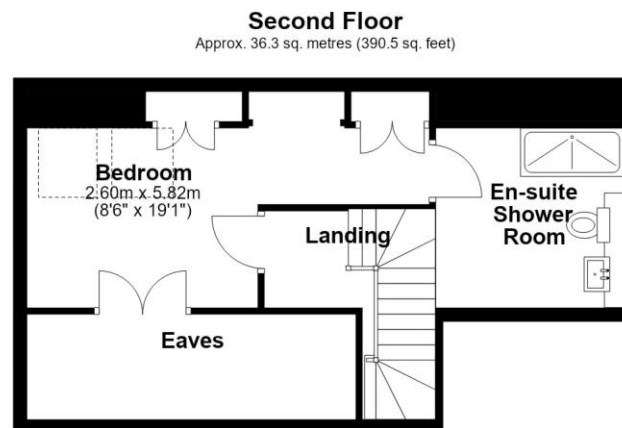
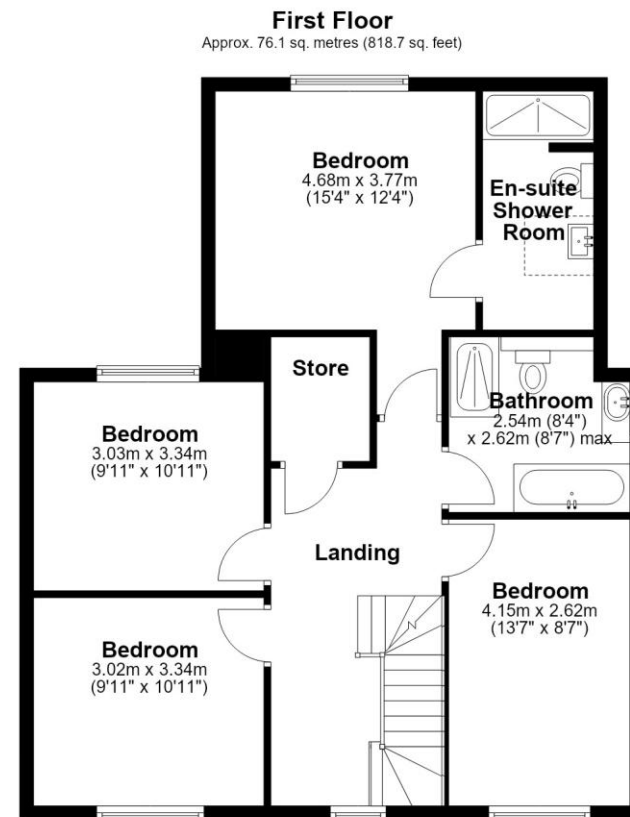
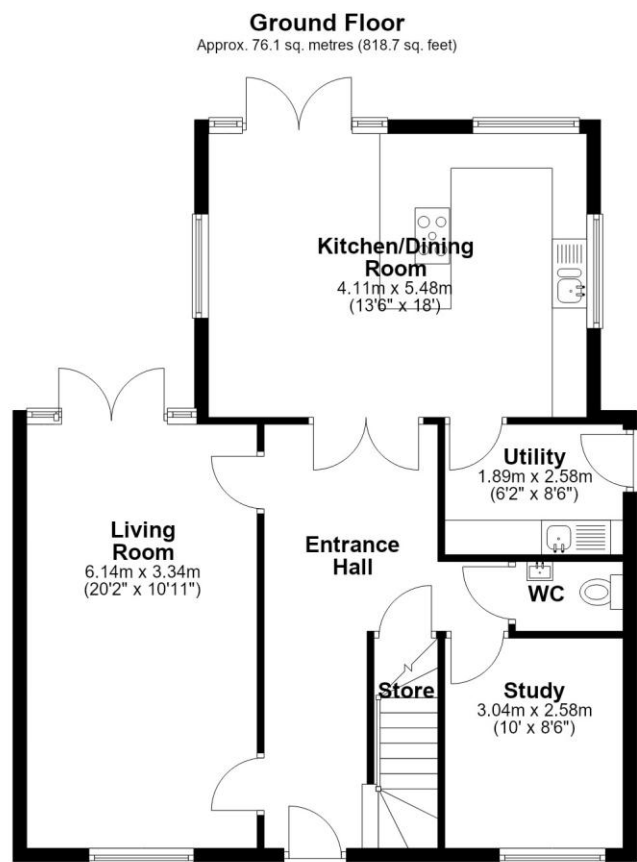
CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 73 mbps download, up to 18 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS bravo.meals.twitching

VIEWING Strictly by prior appointment only through DAVID BURR.

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Total area: approx. 188.4 sq. metres (2028.0 sq. feet)

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