



**16A Brinkley Road,
Dullingham**

**DAVID
BURR**



16A Brinkley Road, Dullingham, CB8 9UW

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.

The immaculate and updated accommodation briefly comprises cloakroom, open-plan kitchen/living/dining area, three bedrooms and family bathroom. Externally, the property benefits from an attractive enclosed South/West facing rear garden and a brick and timber-built double bay cart lodge providing excellent parking and storage.

An attractive and well-appointed modern detached home, pleasantly situated within the highly regarded village of Dullingham with views over the village green and playground.

Ground Floor

KITCHEN The kitchen is fitted with a comprehensive range of wall and base level units with Corian work surfaces over, incorporating a stainless-steel sink with mixer tap. There is a full range of A-rated integrated appliances including washing machine, dishwasher, under-counter fridge and freezer, Neff microwave, Neff fan-assisted oven and Neff four-ring halogen hob with extractor hood over. Solid oak flooring continues through to the adjoining living/dining area.

LIVING / DINING AREA A particularly attractive open-plan space providing an excellent area for both everyday living and entertaining. The room features television points, radiator, solid oak flooring and glazed bi-fold doors opening onto the rear garden. Useful under-stairs storage cupboard.

CLOAKROOM Fully refitted cloakroom comprising low-level WC, wall-mounted wash-hand basin with vanity unit beneath, recessed shelving for toiletries, solid oak flooring, extractor fan and window to the side aspect.

FIRST FLOOR

FIRST FLOOR LANDING Window to the side aspect, loft access and airing cupboard housing the pressurised hot water cylinder.

PRINCIPAL BEDROOM Well-proportioned double bedroom with a range of built-in wardrobes and window overlooking the rear garden

BEDROOM 2 Further double bedroom with a range of built-in wardrobes and window to the front aspect.

BEDROOM 3 Currently arranged as a nursery, with window overlooking the rear aspect.

FAMILY BATHROOM Recently refitted and comprehensively tiled, with a contemporary suite comprising enclosed shower cubicle with glazed sliding doors, panelled bath with mixer taps, wall-mounted wash-hand basin with vanity unit beneath and low-level WC. Chrome heated ladder-style towel rail, tiled floor and walls, extractor fan, Velux window to the front aspect and additional window to the side.

Outside

The property enjoys an attractive enclosed South/West facing rear garden, predominantly laid to lawn and complemented by a paved patio area providing an ideal space for outdoor dining and entertaining. The garden is enclosed by fencing and a rear wall and further benefits from a useful garden shed, screened oil tank and outside tap.

To the front, there is a lawned garden enclosed by a small picket fence, with a pathway leading to the front entrance and gated side access providing access to the rear garden.

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DOUBLE BAY CART LODGE To the side of the property is a substantial brick and timber-built double bay cart lodge, providing excellent covered parking together with useful additional storage.

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 Council

COUNCIL TAX BAND D. (£2,464.23 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Brick 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 haunts.assurance.passages

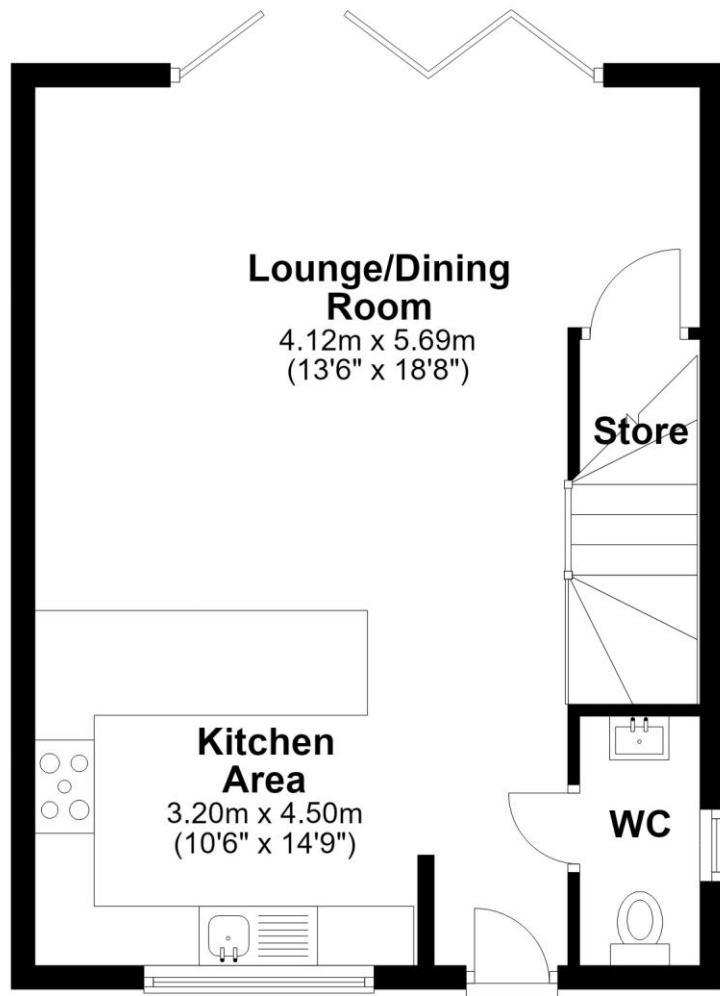
VIEWING Strictly by prior appointment only through DAVID BURR.

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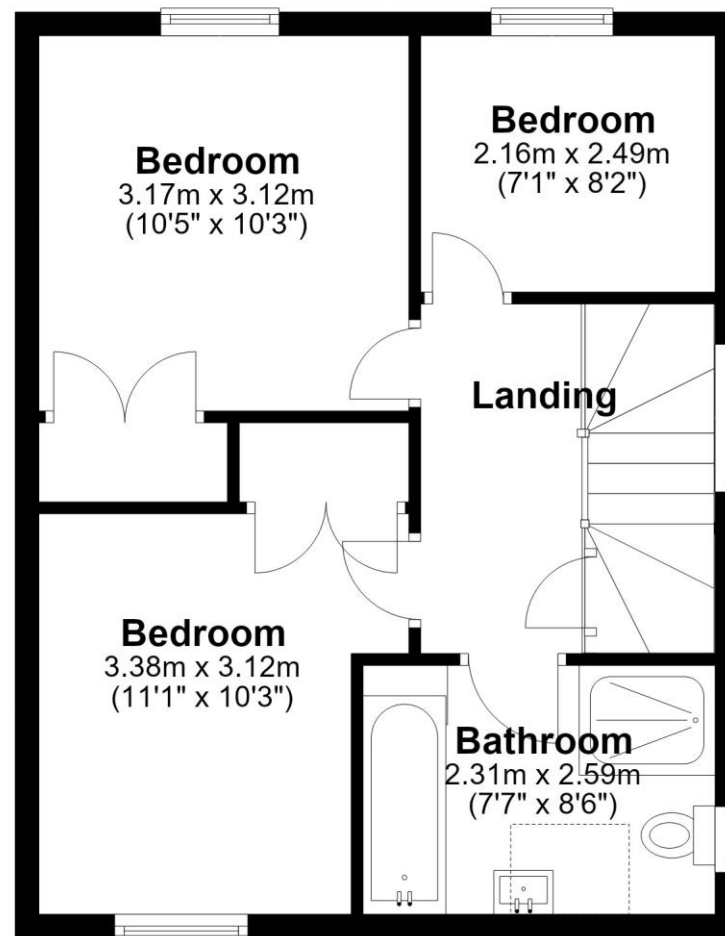
Ground Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 84.1 sq. metres (904.7 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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Brinkley Road, Newmarket

