



**170 The Street
Kirtling, Suffolk**

**DAVID
BURR**



170 The Street, Kirtling, Newmarket, Suffolk CB8 9PD

Kirtling is a picturesque village set approximately 5 miles from the historic racing town of Newmarket and 18 miles west of Cambridge with commuter rail links found at nearby Dullingham. The village boasts a village church, hall and other amenities can be found in the neighbouring villages and town of Newmarket.

This substantial detached unlisted period property is situated in the heart of the village enjoying far reaching views over undulating countryside. The property features a wealth of period features with a spacious and flexible layout and the potential for further enlargement, subject to the necessary planning consents, being set centrally within large mature gardens backing onto open countryside. In all about 0.55 of an acre.

A substantial unlisted period home enjoying far reaching countryside views.

Entrance into:

ENTRANCE LOBBY An impressive glazed area with tiled flooring and door into the:

HALLWAY A spacious and welcoming area leading to the:

SITTING ROOM A charming room featuring an impressive inglenook fireplace with unique curved chimney, exposed beams and double aspect outlook to the front and rear.

SNUG Another charming triple aspect room also featuring the unique inglenook fireplace, exposed beams, stairs rising to the first floor and glazed door to the rear.

DINING ROOM A spacious room with full height window overlooking the rear garden and opening into the:

CONSERVATORY Enjoying stunning views over open countryside and with French doors to the garden.

KITCHEN/BREAKFAST ROOM Fitted with a range of units under worktops with a stainless steel sink and drainer inset. Appliances include an AGA, fridge freezer and dishwasher.

CLOAKROOM WC and wash basin.

REAR LOBBY External door leading to the garden and door to the:

UTILITY ROOM Featuring a butler sink, boiler serving radiators, plumbing for a washing machine and space for further appliances.

STORE ROOM Previously part of the double garage, converted into a useful store room with a door into the **SINGLE GARAGE** and door leading to the:

OFFICE A useful room with door and window to the front.

First Floor

LANDING Features built in book shelves and storage cupboard.

MASTER BEDROOM A delightful double aspect room enjoying views over open countryside and featuring extensively fitted wardrobes and stairs leading to the ground floor. **Dressing Room** and **En-Suite Bathroom** fitted with a WC, wash basin, bath with shower over, shower cubicle and exposed chimney breast.

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BEDROOM 2 A double aspect room enjoying countryside views to the front and rear and 2 double wardrobes.

BEDROOM 3 Featuring a double wardrobe and airing cupboard and views over open countryside.

BATHROOM Featuring a wash basin and bath with shower over.

CLOAKROOM WC and wash basin.

BEDROOM 4/ANNEXE Separately accessed and enjoying storage cupboards in the eaves and views to the rear over open countryside.

BATHROOM Fitted with a WC, wash basin and bath with shower attachment over.

Outside

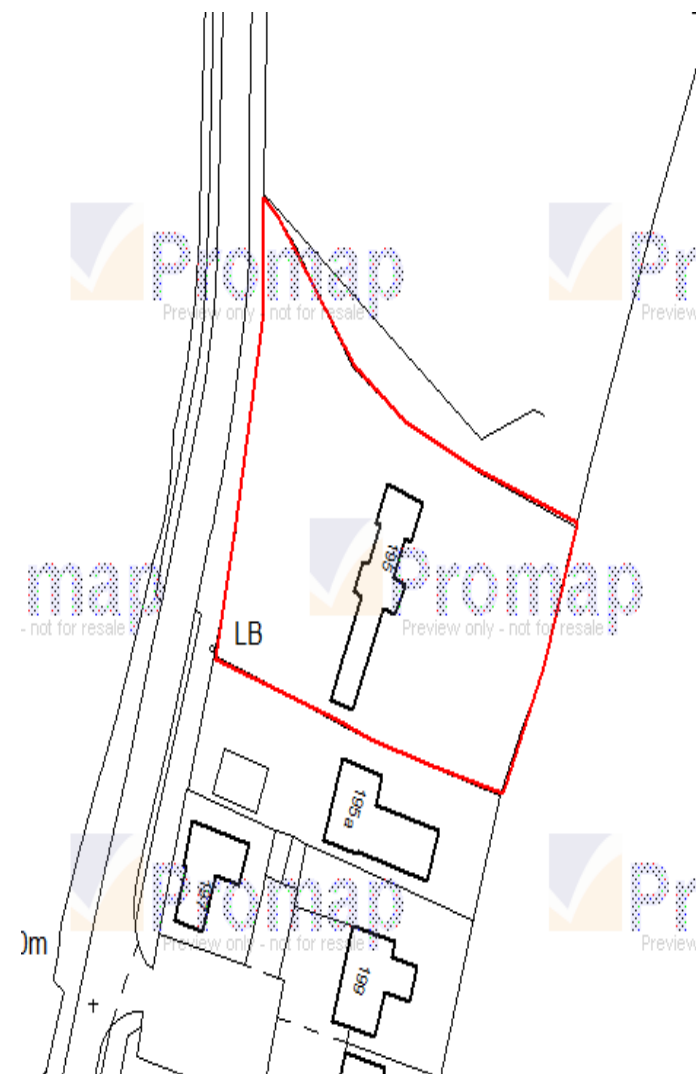
The property is approached via a sweeping gravel 'in and out' carriage driveway providing parking and turning for several vehicles in turn leading to the **SINGLE GARAGE**. The front gardens are predominately lawned and feature mature trees and shrubs with access to the rear. The rear gardens are also predominately lawned featuring extensively paved terraced areas, enjoying wonderful views over open countryside to the rear, with a variety of mature trees and shrubs and a useful **timber summerhouse**.

In all about 0.55 of an acre.

SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

VIEWING Strictly by prior appointment only through DAVID BURR.





First Floor
Approximate Floor Area
1,238 sq. ft.
(115.0 sq. m.)



Ground Floor
Approximate Floor Area
1,776 sq. ft.
(165.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

