



**11 Bakehouse Hill,
Dullingham**

**DAVID
BURR**



11 Bakehouse Hill, Dullingham, Newmarket, CB8 9XJ

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.

Offered for sale with no upward chain, this property is presented to a high standard and has been updated in recent years by the current owners. The stylish accommodation includes a spacious and welcoming entrance hallway, a large refitted kitchen/dining room, a utility room, a sitting room, and three principal bedrooms, along with a study/fourth bedroom. The property is completed by landscaped gardens and an integral garage.

A recently renovated three/four-bedroom detached bungalow of over 1,500 sq ft, set in the corner of a well-regarded development in this desirable village.

ENTRANCE HALL A large welcoming hallway with entrance door and window to the front, boiler cupboard, and additional storage cupboard.

CLOAKROOM With a window to the side, fitted with two-piece suite comprising of wash hand basin with cupboard under, low-level WC.

KITCHEN / DINING ROOM Fully refitted kitchen with a matching range of eye and base level storage cupboards with working top surfaces over. Large windows to the front allowing plenty of natural light, an inset sink with drainer and mixer tap over, and tiled splashbacks to the walls. Also a range of built-in appliances including an integrated fridge/freezer, dishwasher and oven with 4-ring hob over. A breakfast bar, double doors to the sitting room and a sliding door to the utility.

SITTING ROOM Approached via double doors from the kitchen/dining room, with a window to the front, two double radiators, two wall light points and hinged patio doors to the garden.

UTILITY ROOM With worktop space, a larder-style storage cupboard, plumbing for a washing machine, space for a tumble dryer and a window to the front.

STUDY / BEDROOM Window and door to rear.

BEDROOM 1 With two windows to the rear and recently fitted built-in wardrobes. Door to the bathroom.

BEDROOM 2 With a window to the rear.

BEDROOM 3 With a window to the rear and a built-in storage cupboard.

JACK & JILL BATHROOM Fitted with a four-piece suite comprising a bath, wash hand basin with cupboard under, shower enclosure and low-level WC, with a window to the rear and door to Bedroom 1.

INTEGRAL GARAGE With a window to the side and an up-and-over door.

Outside

FRONT GARDEN With a shingle area, shrub borders, driveway with parking for two cars, steps to the front door and gates either side of the property.

REAR / SIDE GARDEN Laid to lawn with a large patio area, raised beds, timber shed and gated access to the front.

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SERVICES Gas 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. (£2,879.09 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 inherit.refills.counters

VIEWING Strictly by prior appointment only through DAVID BURR.

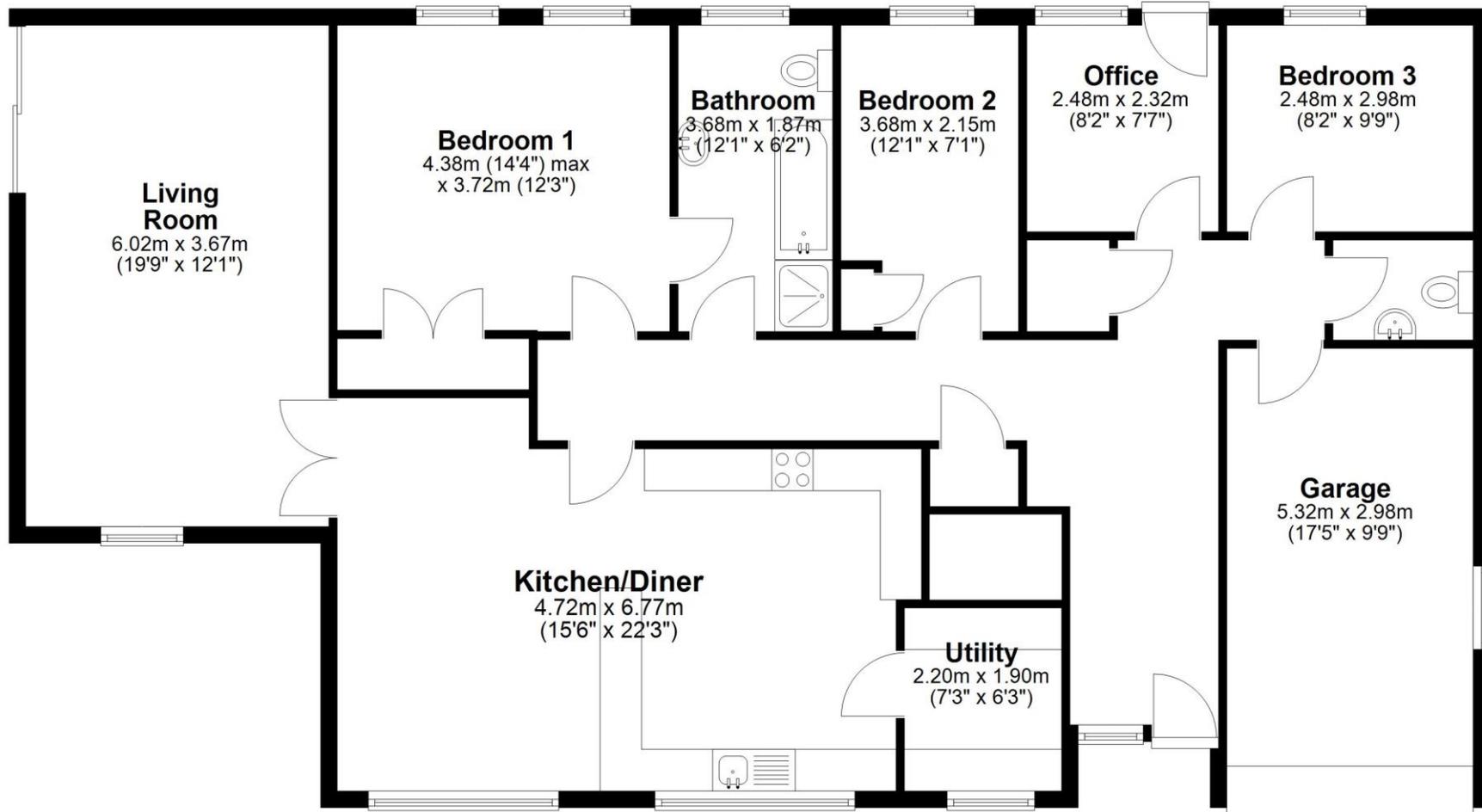
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Ground Floor

Approx. 145.6 sq. metres (1566.9 sq. feet)



Total area: approx. 145.6 sq. metres (1566.9 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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