



**8, The Crescent
Dullingham, CB8 9UY
£325,000**

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8, The Crescent, Newmarket, CB8 9UY

An established semi-detached bungalow superbly located within this highly sought after village and enjoying lovely mature gardens.

Updated and improved in recent years, this property offers accommodation to include living room/ dining room, refitted kitchen, two double bedrooms and bathroom.

Externally the property offers block paved driveway and delightful garden with fabulous open views to rear.

Outstanding village setting - viewing recommended.

Porch

With door leading to:

Living/Ding Room 20'6" x 11'8"
(6.27m x 3.57m)

With feature fire place. Window to front aspect.

Kitchen 14'1" x 8'6" (4.31m x 2.61)

Fitted with a range of matching eye and base level storage units, with work top surface over. Stainless steel sink and drainer with mixer tap over. Space for oven, extractor over. Space and plumbing for washing machine. Space for fridge freezer. Cupboard with low level WC and pedestal wash hand basin. French doors leading to rear.

Bedroom 1 12'10" x 9'10" (3.93m x 3.00m)

With window to rear aspect. Storage cupboard.

Bedroom 2 11'7" x 11'8" (3.54m x 3.57m)

With window to front aspect. Storage cupboard.

Bathroom

Suite comprising of panelled bath

with shower over, low level WC, pedestal wash hand basin. Obscured window to rear aspect. Storage cupboard.

Outside - Front

Paved driveway providing off road parking. Gated access to rear garden. Laid to lawn bordered by shrubberies and flowers.

Outside - Rear

Patio, graveled and grassed areas bordered by mature shrubberies. Garden sheds.

Location

Dullingham is a quaint village located in Cambridgeshire, known for its picturesque countryside and close-knit community. The village offers essential amenities including a local pub, railway station with links to Cambridge and Ipswich, and a primary school. Dullingham is conveniently situated about 6 miles from Newmarket, a town famous for its horse racing, and around 15 miles from the historic city of Cambridge, known for its prestigious university and vibrant

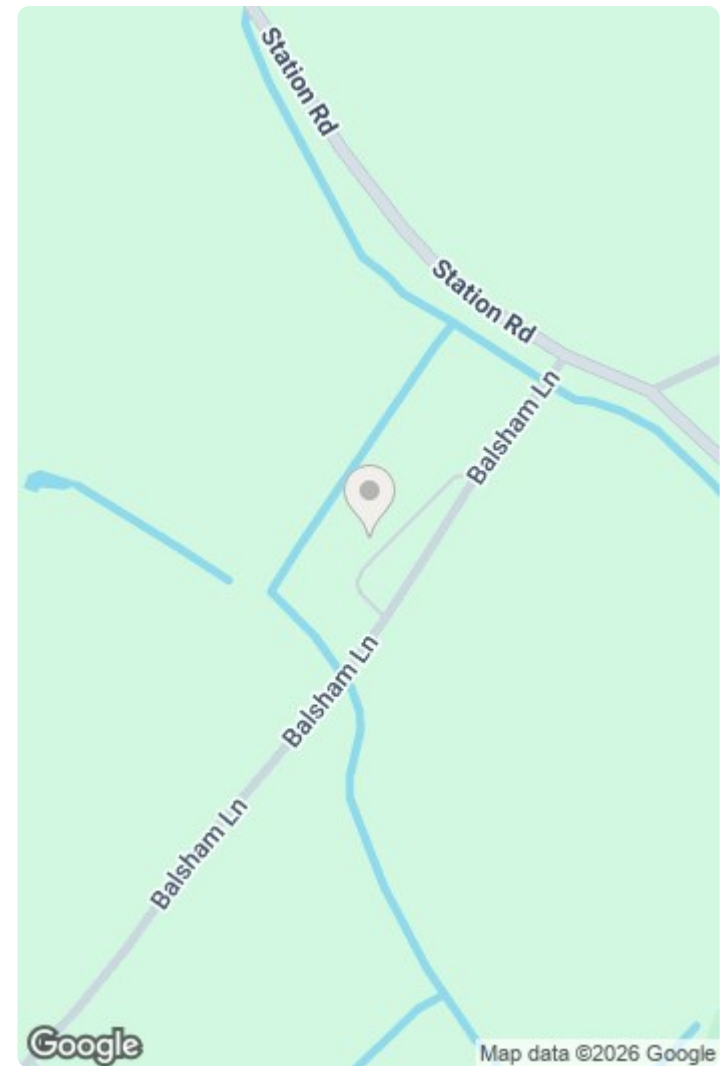
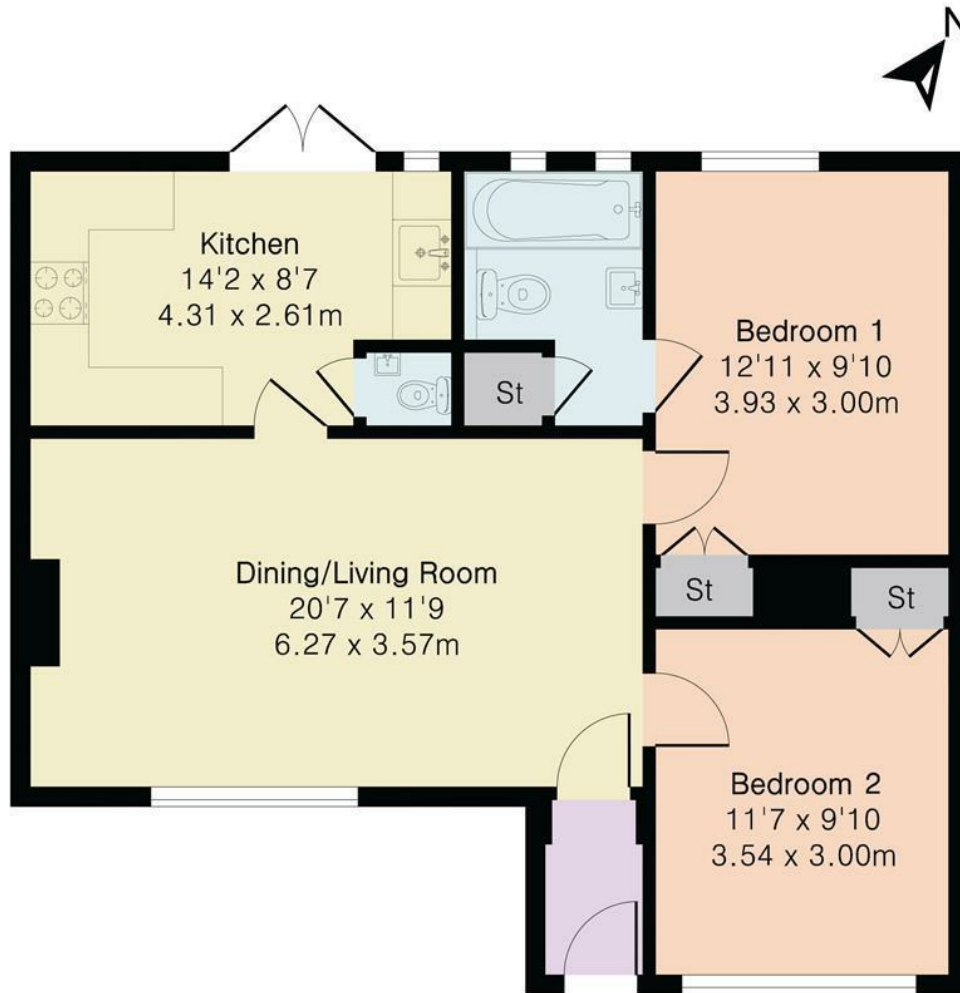
cultural scene. The village provides a peaceful rural lifestyle while still being within easy reach of larger urban centers.

Property Details

EPC - D
Tenure - Freehold
Council Tax Band - B (East Cambs)
Property Type - Semi Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 67 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



Approximate Gross Internal Area 724 sq ft - 67 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G	G	G	G

Energy Efficiency Rating: 71 (Current), 58 (Potential)

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England & Wales EU Directive 2002/91/EC

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