



DAVID  
BURR

**130 The Street**  
**Kirtling, Newmarket, Suffolk**



# 130 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 property is situated in one of the area's most sought after locations and is further enhanced by its situation in the village overlooking the local cricket ground. The property offers light and spacious living accommodation, modernised in recent months and features a lovely west facing garden room, guest annexe/office above the garage and sits well within its attractive 0.4 acre gardens.

## A substantial detached property in a highly sought after location.

Entrance into:

**ENTRANCE HALL:** A spacious and welcoming area with karndean flooring and stairs rising to the first floor with a cupboard under.

**SITTING ROOM:** A light, triple aspect room with engineered oak flooring, featuring a raised inset wood burner with stone surround, French doors to the garden room and French doors opening to the:

**DINING ROOM:** A spacious reception room featuring Karndean and enjoying a pleasant outlook to the rear.

**FAMILY ROOM:** With aspect across the attractive gardens.

**KITCHEN/BREAKFAST ROOM:** Recently fitted with extensive hand-made kitchen with a range of units under encore solid surface worktops with ceramic sink inset. Integrated appliances include induction range cooker with hood over, dishwasher and double fridge freezer and tiled flooring.

**GARDEN ROOM:** A particularly impressive room enjoying fine views over the rear gardens to paddocks beyond with tiled flooring and doors to the terrace.

**UTILITY:** Fitted with a further range of hand-made units under worktops with a stainless steel sink inset. Space and plumbing for washing machine and tumble dryer with tiled flooring.

**CLOAKROOM:** With WC and wash hand basin.

### First Floor

**LANDING:** Featuring a double airing cupboard and doors to:

**MASTER BEDROOM:** A light, double aspect room enjoying a delightful view to the front over Kirtling cricket ground and featuring extensively built in wardrobes and drawers. **En-Suite** comprising of WC, wash hand basin, tiled shower cubicle and storage cupboards.

**BEDROOM 2:** Fitted with two sets of double wardrobes and enjoying a pleasant view to the rear. **En-Suite** comprising of WC, wash hand basin, tiled shower cubicle and storage.

**BEDROOM 3:** With a triple wardrobe and outlook to the front.

**BEDROOM 4:** With fitted wardrobe and outlook to the rear.

**BATHROOM:** A white suite comprising of WC, wash hand basin, panelled bath with shower attachment over and extensively tiled walls.

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## Outside

The property is approached via a block paved driveway leading to a **detached double garage** with power and light connected and personal door. An external staircase leads to **the Studio/Guest Annexe** which is a versatile space featuring spacious main room with kitchenette and a separate cloakroom.

To the front the gardens are predominantly lawned bordered by mature hedging and featuring a cleverly crafted table made from the remains of an old tree. There is fencing to the rear with gated access to the expansive rear gardens with a large dining terrace, mature flower beds and large lawned garden all enclosed by border fencing. To the rear of the garden is a post and rail fence with exceptional views across paddock land beyond.

**In all about 0.4 of an acre.**

**EPC Rating:** D

**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.





GROUND FLOOR  
 APPROX. FLOOR AREA 2148 SQ.FT. (199.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3160 SQ.FT. (293.5 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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