



10 Hill Farm View
Dullingham, Cambridgeshire

**DAVID
BURR**



10 Hill Farm View, Dullingham, Cambridgeshire CB8 9FF

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.

A beautifully presented 2,300 sq. ft contemporary home conveniently positioned for Dullingham station and surrounding countryside. The property offers light, open plan living accommodation finished to an exceptional standard including stylish bathrooms and a large kitchen/dining/living room with the added benefit of a double carport garage and landscaped, west facing rear gardens.

A substantial 2,300 sq. ft modern property within walking distance of Dullingham station.

Ground Floor

ENTRANCE HALL A lovely, light and welcoming hallway with vaulted ceiling, tiled floor, understairs storage, an airing cupboard and additional fitted storage.

SITTING ROOM An impressive, triple aspect room (which could easily be divided into two rooms) with a window to front aspect, a floor-to-ceiling window to side and bi-folding doors leading out to the rear garden terrace.

KITCHEN / DINING ROOM The hub of the home, extensively fitted with a high-specification range of fitted units and drawers with Silestone worktops over and an inset sink. Integrated appliances include a double oven and 5 ring hob, 2 x fridge-freezers and dishwasher. The central island provides further storage and a breakfast bar leading through to the **dining area** with tiled floor and bi-folding doors leading out to the rear garden.

UTILITY ROOM Fitted units with worktops over and an inset sink and drainer. Space and plumbing for appliances, window to front aspect and tiled floor.

STUDY/BEDROOM 4 A spacious room with extensively fitted shelves and storage.

CLOAKROOM WC and wash basin.

First Floor

LANDING A light space with a vaulted ceiling, fitted storage and an atrium ceiling allowing in ample natural light.

MASTER BEDROOM A delightful room featuring a floor-to-ceiling window enjoying views over countryside with fitted shutters, built in wardrobes and ample eaves storage **ENSUITE** Extensively tiled with a double sized shower cubicle, vanity sink unit, WC, heated towel rail and a Velux window.

BEDROOM 2 A spacious double bedroom with built in wardrobes and Velux window to rear aspect.

BEDROOM 3 Floor-to-ceiling window to front aspect and extensively fitted wardrobes.

BATHROOM Extensively tiled with a bath with a shower over, vanity sink unit, heated towel rail, WC and Velux window.

Outside

The property sits in the corner of a small development overlooking a pretty greensward and enjoys parking for 2 vehicles within the **Double Carport**

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with light and power connected, EV charger and a living/green roof. Additional visitor spaces are available.

A gate leads to the rear garden which has been expertly designed and landscaped to maximise the south/westerly aspect with paved dining terraces flanked by a manicured lawn. Raised beds and borders are well stocked with shrubs and trees including Red Robin and Silver Birch whilst to the side are raised vegetable beds, a shed with light and power connected and space for a Greenhouse.

SERVICES Heating via air source heat pump. Mains water, electricity and drainage. Note, none of these have been tested by the agent.

MANAGEMENT CHARGE Approximately £800 per annum to maintain the private road and communal green and courtyards.

LOCAL AUTHORITY East Cambridgeshire District Council.

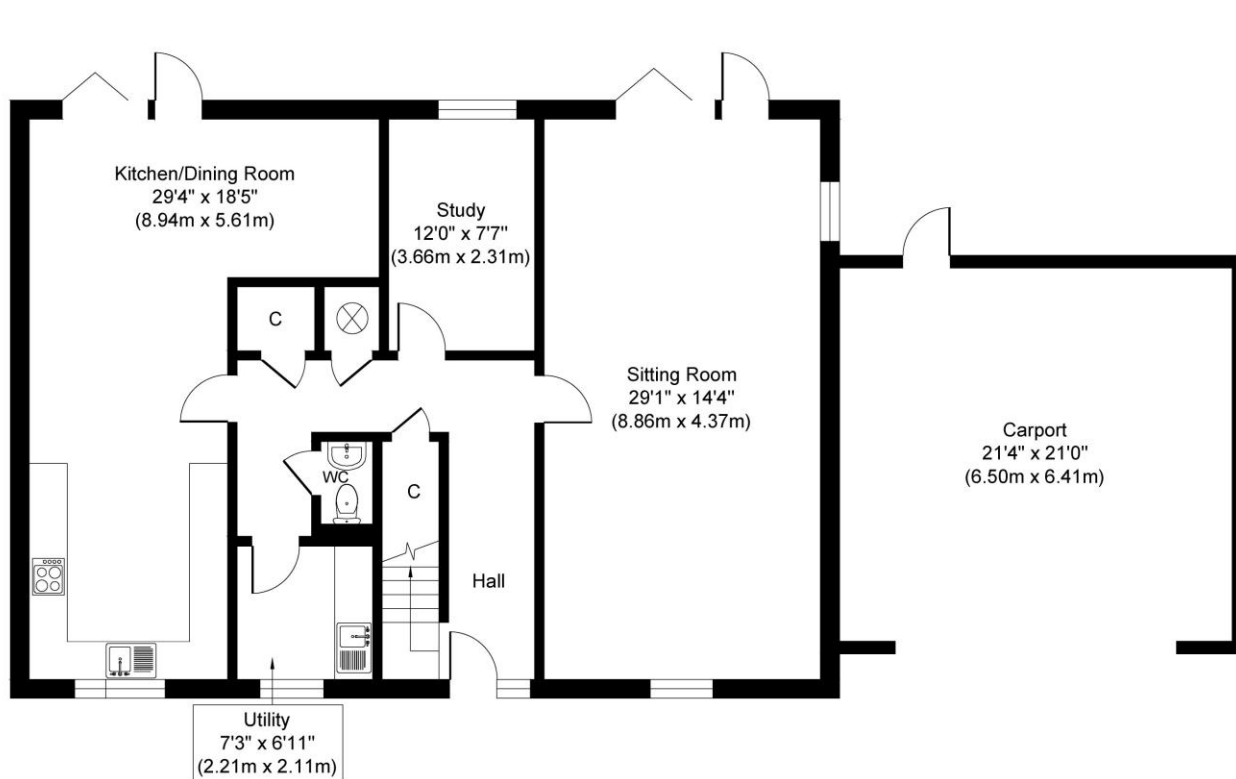
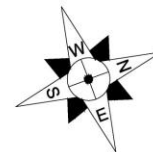
COUNCIL TAX BAND E. (2,879.07 per annum)

EPC B.

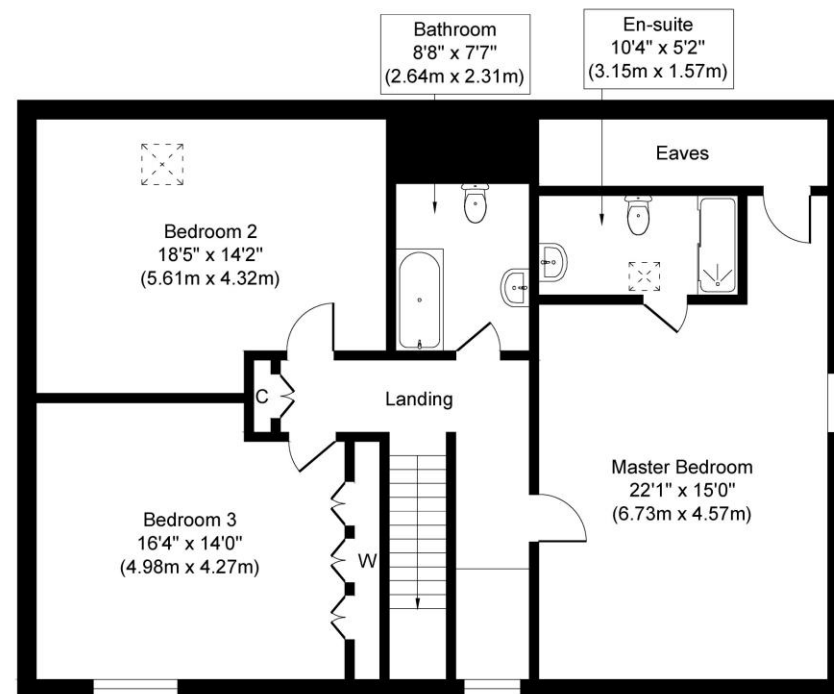
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1207 sq. ft
(112.10 sq. m)



First Floor
Approximate Floor Area
(Excluding Eaves)
1120 sq. ft
(104.10 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

