



New Home at Station Road, Dullingham, CB8 9UP

Guide Price £1,085,000

- Fantastic, 4-bedroom, 3-bathroom new build property
- Finished to a high specification with estimated Completion Q3 2023
- Double Cart Lodge & store with further potential STTP
 - Plot approaching 0.25 acre
 - Beautiful village location

ACCOMMODATION

A superb chance to buy off plan a detached home in a beautiful location in the highly regarded and picturesque village of Dullingham. The property which is planned to be finished in Q3 2023 will be finished to a high specification and will also give the buyer the chance to choose some finishes, subject to timing. Heating will be by way of underfloor heating and an air source pump. The attractive property is well planned and offers spacious living space with the potential of four double bedrooms, and three bath / shower rooms.

The ground floor offers, hallway, cloakroom, sitting room with bi-fold doors to a terrace. There is also a snug/study which alternatively could be used as the fourth bedroom as it has an en-suite shower room. There is a large open plan kitchen which leads onto the glazed garden room. A utility room is accessed from the kitchen, which again is fitted out, and has a door to the garden.

The first floor offers a principal bedroom with an ensuite shower room, two further bedrooms and a family bathroom.

OUTSIDE

The gardens extend to around 0.25 of an acre and has some fine mature trees to the front boundary. There will be a paved patio and landscaped gardens. A gated driveway will provide ample parking and will lead to the cart lodge. The developer is currently seeking permission to develop the 4-bay cart lodge to 2 x cart lodges and a home office/Studio/Guest accommodation (with en-suite facilities)

LOCATION

A picturesque village 4 miles from the horse racing town of Newmarket and 12 miles east of Cambridge. Amenities include several good primary schools, 2 public houses and a community centre with Post Office and shop. Dullingham also benefits from easy access to major roads such as the A11, A14 and M11 and Granta Park and Science Park in Cambridge. Its train station is situated on the Cambridge to Ipswich line and main line direct services to London can be easily reached from Whittlesford Parkway via the A11.

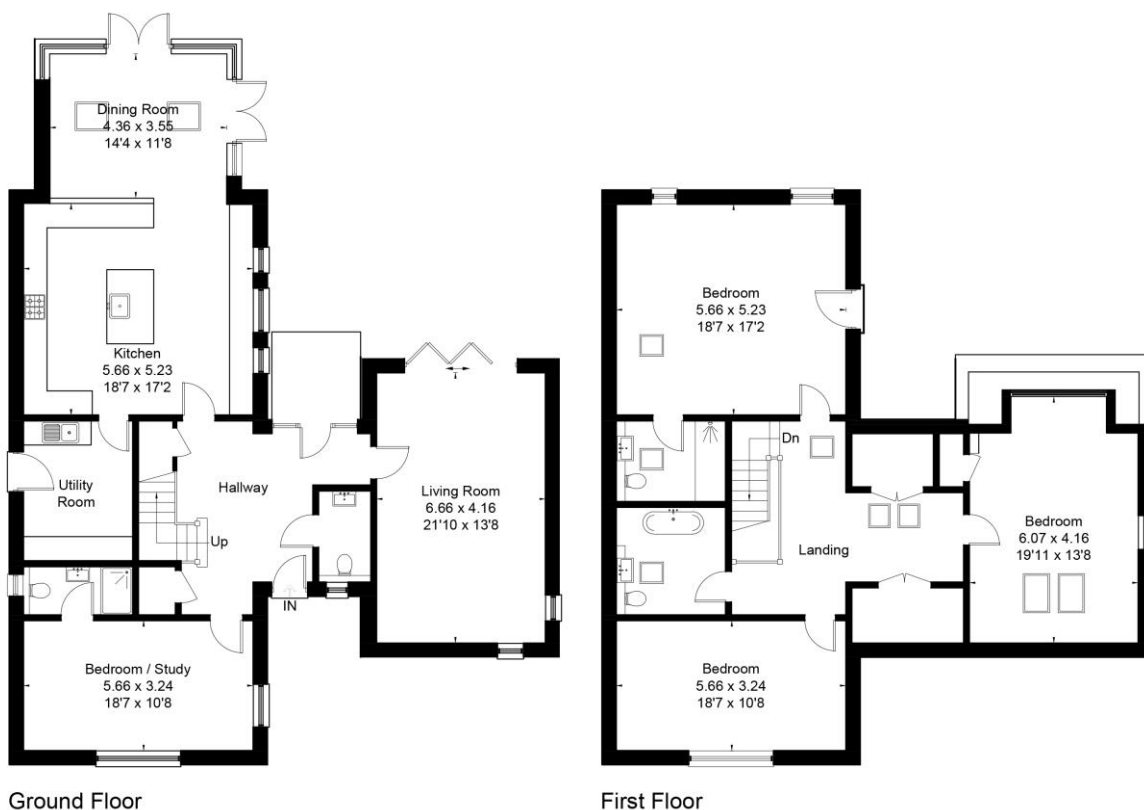
TENURE

Freehold

Approximate Floor Area = 248.4 sq m / 2674 sq ft

PREDICTED EPC RATING

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