



**10 Cricket Meadow
Stradishall, Suffolk**

**DAVID
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10 Cricket Meadow, Stradishall, Newmarket, Suffolk CB8 8YX

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

This substantial detached property is situated in a quiet tucked away location convenient for local amenities. The property offers a spacious and flexible layout including a particularly impressive kitchen/dining room all set within a large corner plot with ample parking and a double garage.

A substantial detached property situated in a quiet tucked away location.

ENTRANCE HALL: A welcoming and impressive entrance hall with exposed brick walls and feature oak and glass stairs rising up to the first floor. Underfloor heating. Doors lead through to:

CLOAKROOM: With WC, wash hand basin and window to the front aspect. Underfloor heating.

KITCHEN/DINING/LIVING ROOM: The hub of the home, a large spacious and bright open-plan area with bi-fold doors leading out to the garden. The **Kitchen Area** comprises a range of wall and base units under composite worktop with sink inset. Integrated appliances include an AEG five ring electric hob, two AEG ovens, Combi steam oven, dishwasher and microwave. Space for a wine cooler and an American style fridge/freezer. The **Living/Dining Area** is a lovely bright area of triple aspect with feature wood burning stove, wall mounted air source cooling/heating, roof lights, built-in ceiling speakers and plenty of space for dining table and chairs. Underfloor heating.

HOME OFFICE: With views to the front aspect. Underfloor heating.

UTILITY ROOM: Comprising a further range of wall and base units under composite worktop with stainless steel sink inset. Space and plumbing for a washing machine, tumble dryer and fridge/freezer. Door leading out to the garden. Underfloor heating.

PLANT ROOM: Comprising deep-bore ground source heat pump, hot water cylinder, built-in audio system and all networking.

First Floor

MASTER BEDROOM: A stunning room with views to the front aspect, wall mounted air source cooling/heating, built-in storage, vanity area, built-in ceiling speakers and underfloor heating throughout. **En-Suite** Comprising WC, bath, walk-in rain shower, wash basin and heated towel rail. Fully-tiled walls.

BEDROOM 2: With lovely views over the rear garden, built-in storage, vanity area, built-in ceiling speakers and wall mounted air source cooling/heating. Underfloor heating. **En-Suite** Comprising WC, wash basin, walk-in rain shower, heated towel rail and fully-tiled walls. Underfloor heating.

BEDROOM 3: With views to the front of the property. Wall mounted air source cooling/heating and vanity area. **En-Suite** With WC, rain shower, wash hand basin, heated towel rail and fully-tiled walls. Underfloor heating.

BEDROOM 4: With views over the rear garden. Wall mounted air source cooling/heating, built-in storage. **En-Suite** Comprising WC, walk-in rain shower, pedestal sink unit, heated towel rail and fully-tiled walls. Underfloor heating.

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Outside

DOUBLE GARAGE: A spacious garage with electric up and over garage door and light and power connected. A door leads to a staircase, providing access to the **CINEMA/GAMES ROOM** A useful space including a WC, wash hand basin and wall mounted air source cooling/heating. The space could be utilised to provide further accommodation (Subject to the necessary planning consents).

The property is approached via a driveway providing parking and turning for multiple vehicles. The front garden is mostly laid to lawn and the property sits within its plot. The property also has solar panels (x11) which are positioned upon the roof of the garage. The rear garden is mostly laid to lawn with three raised vegetable patches and a purpose-built brick garden shed and a wonderful rear terrace, perfect for entertaining. Slate tile slabs. The garden has been fenced with mature trees and flower bed borders.

SERVICES: Main water and drainage. Main electricity connected. Solar panels.
NOTE: None of these services have been tested by the agent.

AGENT'S NOTE: The wall mounted air source cooling within the rooms can also be used for secondary heating. The property also benefits from a full heat recovery ventilation system, virtually eliminating condensation without heat loss. The property is also fully networked and available in each room to include a sound system and smart wiring to lights.

EPC RATING: Band A. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: F. £3,090.55 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 66 mbps download, up to 14 mbps upload.

Phone Signal: Yes.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

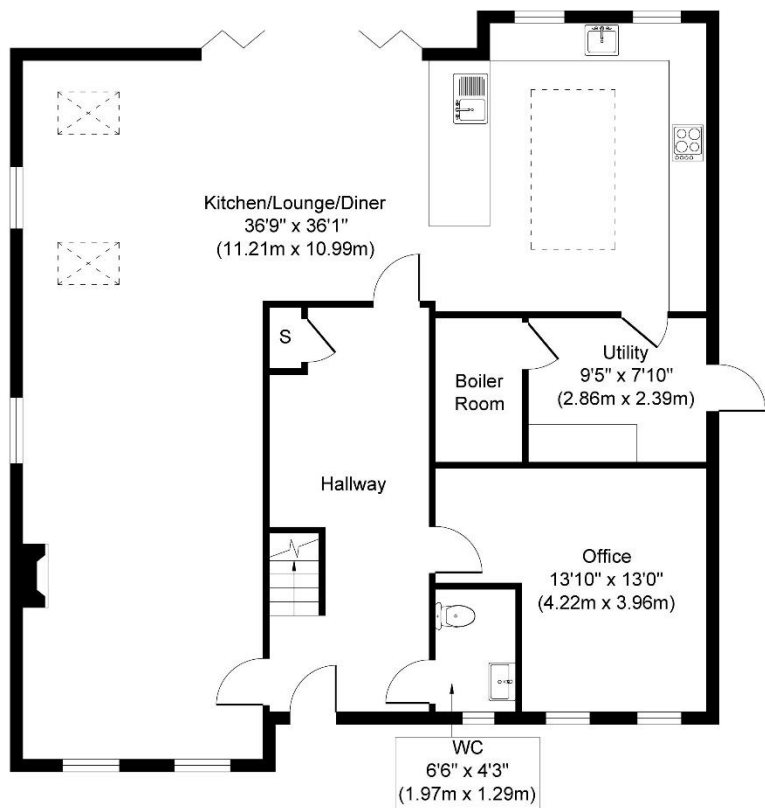
RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

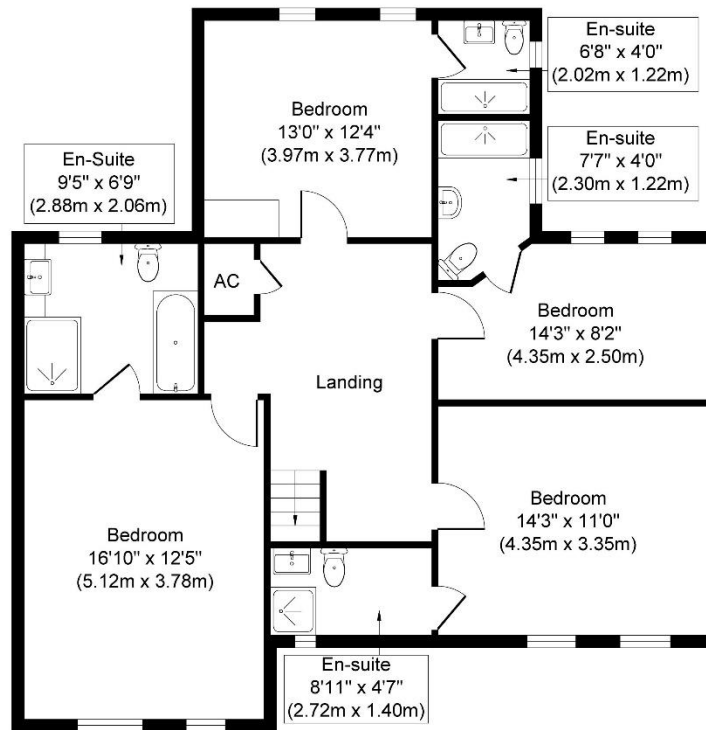
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

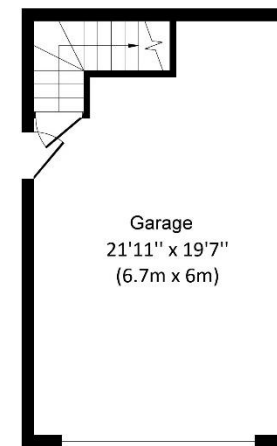
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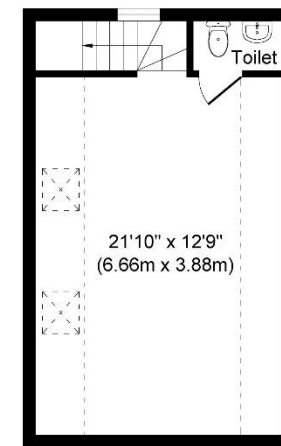
Ground Floor
Approximate Floor Area
1291 sq. ft
(119.90 sq. m)



First Floor
Approximate Floor Area
1000 sq. ft
(92.97 sq. m)



Garage Ground Floor
Approximate Floor Area
431 sq. ft
(40.2 sq. m)



Garage First Floor
Approximate Floor Area
286 sq. ft
(26.53 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.



