



**Pippin House, Orchard Lane
Stradishall, Suffolk**

**DAVID
BURR**

Pippin House, Orchard Lane, Stradishall, Newmarket, Suffolk CB8 8YW

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 exclusive development of only five individual homes is situated in a quiet, tucked away village location backing onto open countryside. The design blends traditional Suffolk architecture with modern living and each property has been finished to a high standard. The property enjoys a drive leading to a double cart lodge and landscaped gardens.

An individual 1,905 sq.ft. new home situated in a quiet location within an exclusive development.

Entrance into:

SPACIOUS HALLWAY With stone tiled flooring with underfloor heating, stairs to first floor with oak hand rail and storage cupboard housing the manifolds for the underfloor heating system.

KITCHEN/BREAKFAST ROOM A bright and spacious room with stone tiled floor with underfloor heating, French doors lead onto the terrace and window to rear aspect. Extensively fitted with a handcrafted farmhouse style kitchen with quartz worktop with a double butler sink inset. Integrated appliances include a fridge freezer, dishwasher and electric range style cooker with extractor over. French doors through to the:

SITTING ROOM A spacious reception room with a feature fireplace with wood burning stove set upon a stone hearth, oak flooring and French doors to the:

FAMILY ROOM Double aspect with exceptional views across countryside and French doors to the dining terrace.

UTILITY ROOM With a further range of handmade units set under oak worktop with butler sink inset. Space for a washing machine and tumble dryer, double storage cupboard and tiled floor with underfloor heating.

CLOAKROOM WC, wash basin and tiled floor with underfloor heating.

First Floor

LANDING With double airing cupboard housing the pressurised hot water cylinder, access to roof space and doors to:

MASTER BEDROOM A spacious double room with built-in wardrobes and outlook to the front aspect. **En-Suite** comprising WC, wash basin, shower cubicle and heated towel rail.

BEDROOM 2 A double room with outlook to rear aspect with views over open countryside. **En-Suite** comprising WC, wash basin, shower cubicle and heated towel rail.

BEDROOM 3 Double room with outlook to front aspect.

BEDROOM 4 Double room with outlook to rear aspect.

FAMILY BATHROOM Fitted with a white suite comprising a WC, wash basin, panelled bath with shower over and heated towel rail.

Pippin, Orchard Lane, Stradishall, Newmarket, Suffolk CB8 8YW

Outside

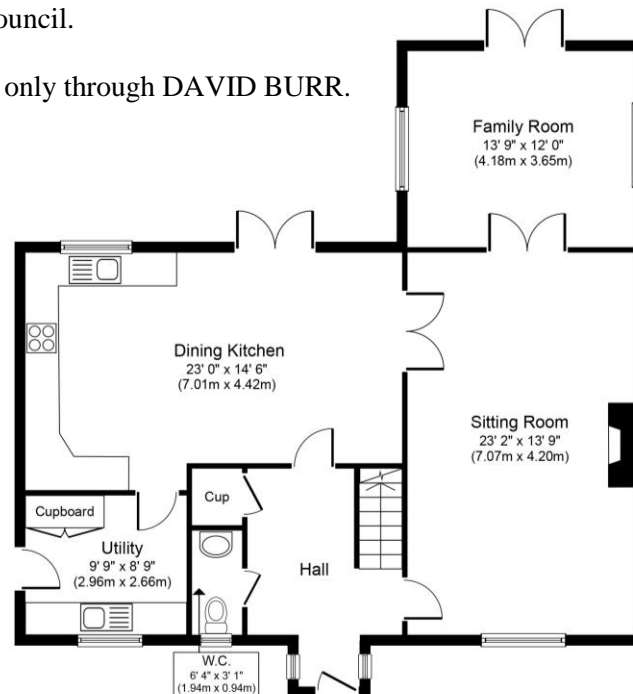
The property is approached via a large driveway providing parking for several vehicles in turn leading to the **DOUBLE CART LODGE**. The rear garden wraps around the rear and side of the property with a 6ft close boarded fence. The garden is predominantly lawned with a large paved dining terrace.

SERVICES Main water and electricity. Air source heat pump. Large septic tank serving the development. **NOTE** None of the services have been tested by the agent.

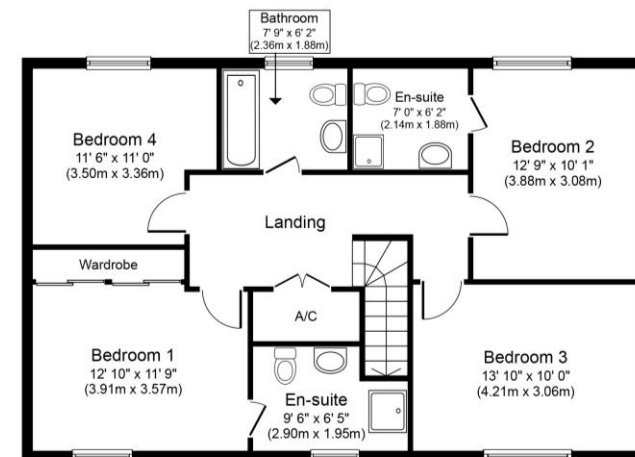
LOCAL AUTHORITY West Suffolk Council.

VIEWING Strictly by prior appointment only through DAVID BURR.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys



Ground Floor
Approximate Floor Area
1,044 sq. ft.
(97.0 sq. m.)



First Floor
Approximate Floor Area
861 sq. ft.
(80.0 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2018 | www.houseviz.com

