



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 flawlessly presented and deceptively large three-bedroom barn-styled home in Dullingham with stunning countryside views. The property measures in excess of 2,300 sq.ft of contemporary and spacious accommodation with interesting architecture and high-quality at each turn. Externally offering driveway parking and a charming and established rear garden.

A spacious three-four bedroom home with far-reaching countryside views in Dullingham.

ENTRANCE HALL Door and windows to front aspect, vaulted ceiling, tiled floor, understairs storage, an airing cupboard and additional fitted storage.

SITTING ROOM A large room 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 A spacious and light area with a high-spec and stylish kitchen with fitted units and drawers with silestone worktops over and an inset sink. Integrated appliances include a double oven, hob, fridge-freezer and dishwasher. Ample dining and seating space, tiled floor, window to front aspect and bi-folding doors leading out to the rear garden terrace.

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 Window to rear aspect.

CLOAKROOM Extensively tiled with a vanity sink unit and WC.

First Floor

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

MASTER BEDROOM A floor-to-ceiling window to side aspect with fitted shutters, ample eaves storage and an **ENSUITE** that is extensively tiled with a double sized shower cubicle, vanity sink unit, WC, heated towel rail and a Velux window.

BEDROOM 2 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.

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Outside

The paved driveway is situated beside the property and offers parking for up to three vehicles. The rear garden is predominately lawned with a large paved terrace that stretches the entire width of the garden with a wonderful selection of established hedging, shrubs, plants and trees.

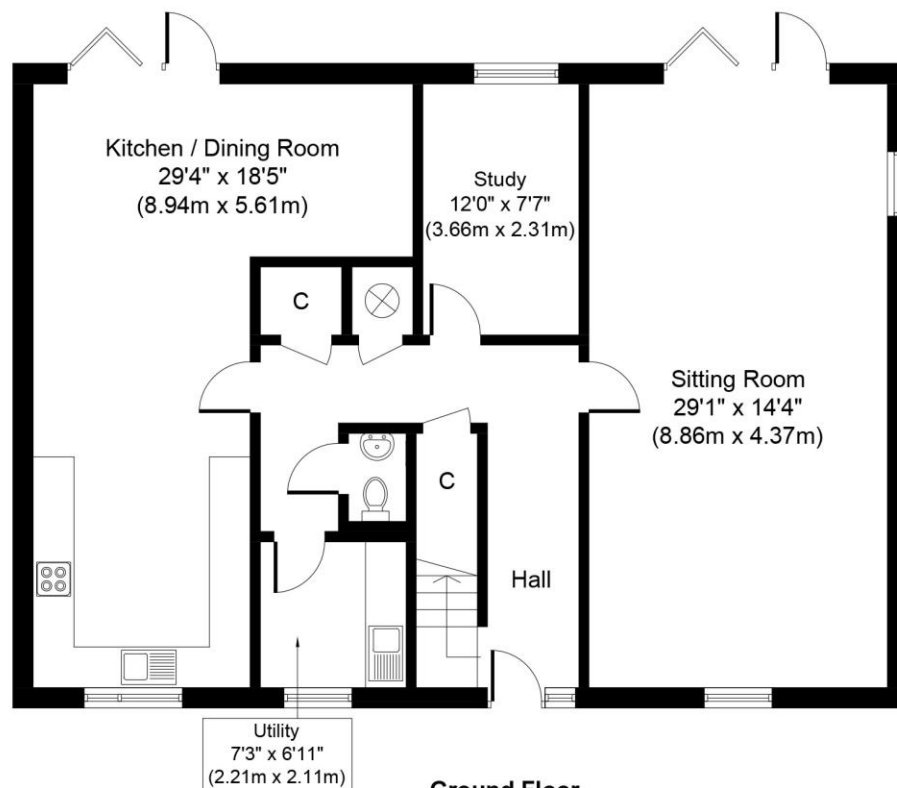
SERVICES The property is fuelled by an air source heat pump (ASHP). Mains water, electricity and drainage. Note, none of these have been tested by the agent. In brief, an ASHP is situated outside so that it can absorb the heat from the air and upcycle that and boost to then a higher temperature. The pump needs electricity to run, however it will then produce more heat than electrical energy used.

LOCAL AUTHORITY East Cambridgeshire District Council.

EPC B.

VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
1207 Sq. ft.
(112.1 Sq. m.)



First Floor
Approximate Floor Area
(Excluding Eaves)
1120 Sq. ft.
(104.1 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.

