



Woodditton Road
Kirtling

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Woodditton Road, Kirtling CB8 9PG

Kirtling is an historic and picturesque village benefitting from a Pub, two Churches, The Village Hall and beautiful open countryside walks. Set approximately 5 miles from Newmarket and 18 miles west of Cambridge with commuter rail links found at nearby Dullingham and Newmarket.

A rare and exciting opportunity to purchase a substantial four-bedroom detached home in Kirtling being built to an impressive and individual standard by very reputable and local builders. Expected to measure in excess of 2,800 sq.ft of accommodation that's well-proportioned across an entrance hall, a kitchen/dining room, two reception rooms, four bedrooms and four bathrooms. Boasting an idyllic setting with far-reaching views to both the rear and front aspects with a plot measuring in excess of 0.5 of an acre.

A sizeable and what will be an incredibly well-presented four-bedroom detached home on 0.5 of an acre in Kirtling.

ENTRANCE HALL A light space with a predominately glass front aspect with stairs rising to the first floor.

SITTING ROOM Windows to both front and side aspects, French doors leading to the rear garden and a woodburning stove.

KITCHEN / DINING ROOM A high-spec and stylishly fitted kitchen with fitted units and drawers, stone worktops over and an inset butler sink. Integrated appliances include a fridge, freezer, dishwasher, two ovens and a hob. Windows to both side aspects with bi-folding doors leading outside. Open to the:

FAMILY ROOM Bi-folding doors leading outside.

UTILITY ROOM Fitted units with worktops over and an inset sink and drainer. Space and plumbing for appliances, beside the plant room, window to side aspect and a door leading outside.

SNUG / BEDROOM 4 Windows to both front and side aspects, a **DRESSING ROOM** and an **ENSUITE** that is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and a window to side aspect.

CLOAKROOM Wash hand basin and WC.

First Floor

LANDING Window to side aspect and an airing cupboard.

MASTER BEDROOM Window to side aspect with an **ENSUITE** with walk in shower, wash hand basin, WC and a heated towel rail.

BEDROOM 2 Window to side aspect with an **ENSUITE** with a shower cubicle, wash hand basin, WC, heated towel rail and a window to rear aspect.

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BEDROOM 3 Window to side aspect.

OFFICE / STUDY Window to side aspect.

BATHROOM Fitted with a bath, WC, wash hand basin and heated towel rail.

Outside

A substantial driveway providing ample parking and access to what is expected to be a **DETACHED DOUBLE CARPORT**. The grounds wrap the entire property with paved areas, lawn and a small wooded area. All of which measuring approximately 0.5 of an acre.

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. Underfloor heating on the ground floor.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND tbc.

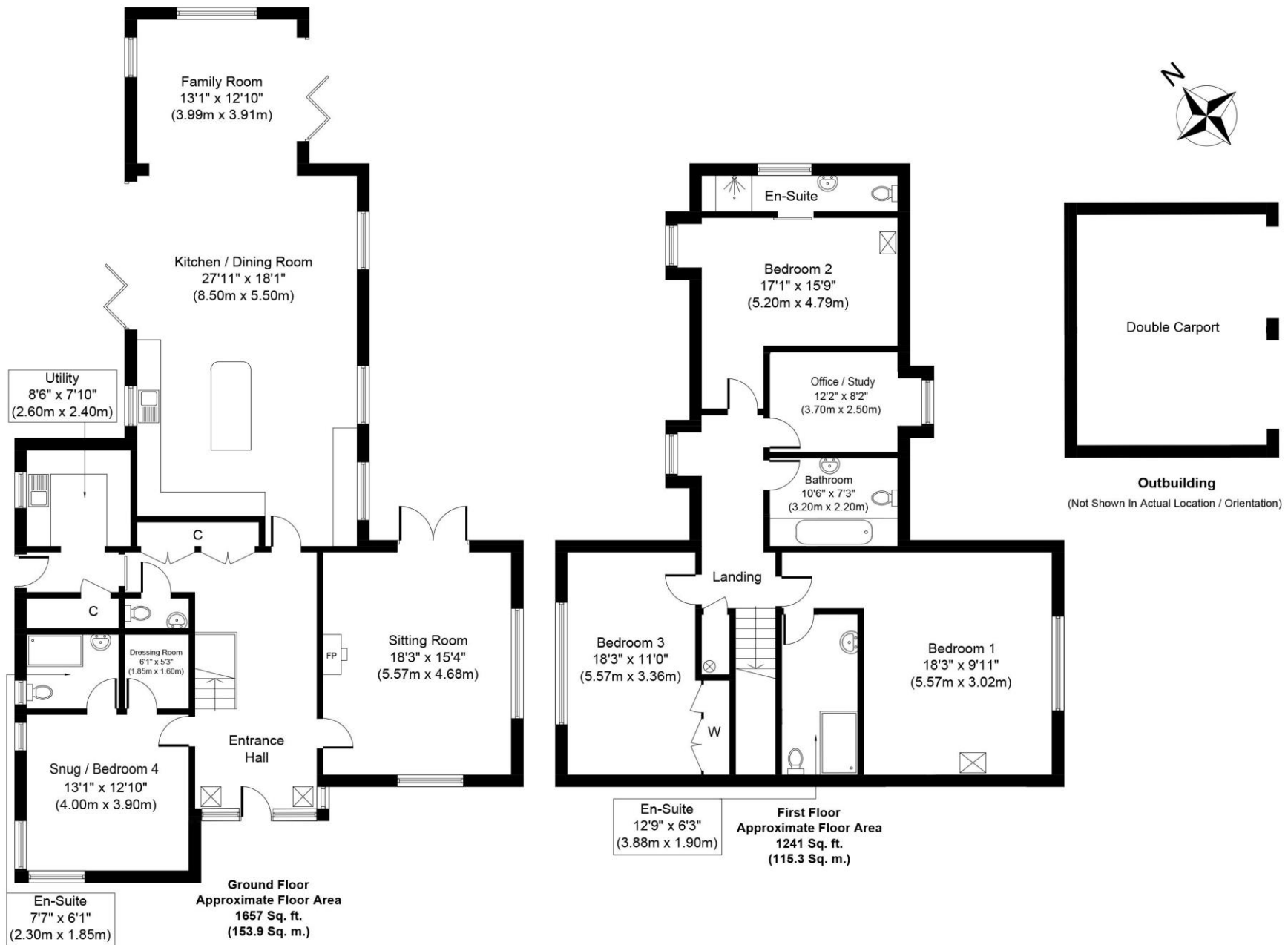
TENURE Freehold.

EPC tbc.

WHAT3WORDS eased.released.pills

VIEWING by prior appointment only through David Burr estate agents.





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.

