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## **DULLINGHAM LEY, DULLINGHAM, NEWMARKET, CAMBS, CB8 9XG**

- Dullingham Railway Station - approx. 2 miles
- Cambridge - approx. 13 miles
- Newmarket - approx. 5 miles

Hugely peaceful setting • No onward chain • Driveway parking • EPC rating C

### **DESCRIPTION**

The property is positioned in Dullingham Ley, which is a peaceful hamlet of Dullingham village. Accommodation comprising a rear entrance hall, cloakroom, kitchen/sitting room, bedroom and ensuite. Externally enjoying driveway parking and a vast rear garden.

Entering into a rear hall with a tiled floor and access to the ground floor cloakroom. Walking then through to the open kitchen/sitting room, with a stylishly fitted kitchen with fitted appliances including an oven, microwave, dishwasher, washing machine and hob. Further fitted storage and a large window to front aspect.

The first floor offers a double sized bedroom with ample fitted storage and an ensuite enjoying a double sized shower cubicle, wash hand basin, WC and heated towel rail.

### **OUTSIDE**

The property offers a large gravelled driveway providing ample parking and in turn leading to the sizeable rear garden that is predominately lawned.

**AN IDYLLICALLY POSITIONED AND WELL-PRESENTED ONE BEDROOM SEMI-DETACHED HOUSE BOASTING A HUGE GENEROUS PLOT.**





## LOCATION

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.

## ADDITIONAL INFORMATION

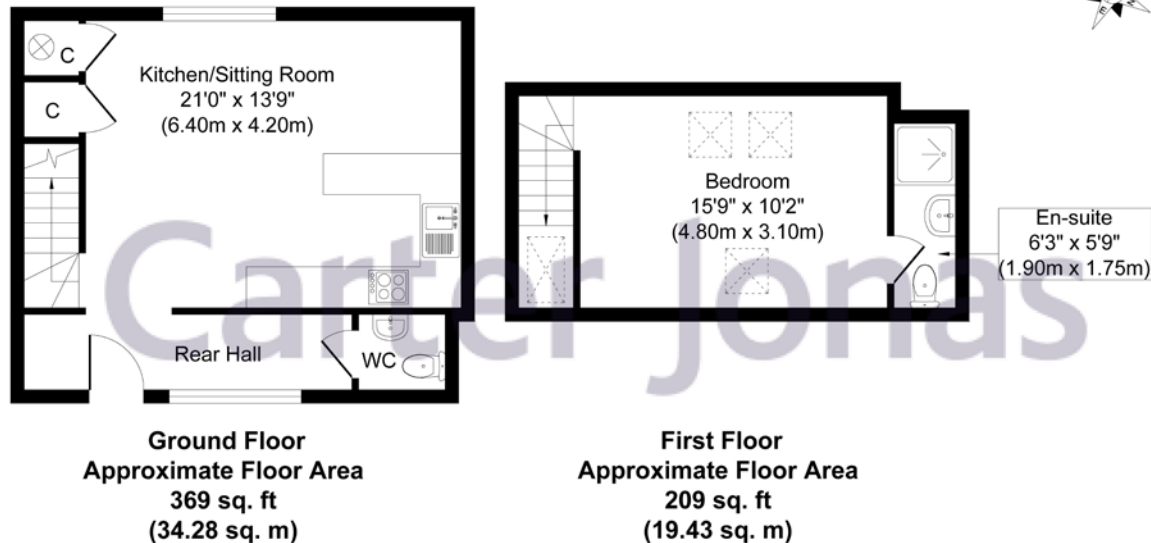
**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Electric heating, which is partially underfloor.

**Local Authority:** East Cambridgeshire District Council

**Viewings:** Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330





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.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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