



Vicarage Close, Dullingham

Pocock + Shaw

3 Vicarage Close
Dullingham
Newmarket
Suffolk
CB8 9XA

An impressively extended, versatile and well presented three bedroom bungalow, located in the ever popular village of Dullingham. Entrance hall, sitting/dining room, kitchen, shower room and three bedrooms.

The property enjoys a sizeable wrap around garden and off road parking.

Asking Price £315,000



Dullingham lies amidst undulating countryside, it is approximately four miles south of Newmarket and twelve miles east of the University City of Cambridge. Together with the village of Stetchworth there is a good range of local facilities including a highly regarded primary school and the "Ellesmere Centre" where there is a morning shop and post office, range of sports facilities including squash and tennis courts. Unusually for this size of village Dullingham can boast its own railway station with connections to Newmarket and Cambridge which in turn links to London. There are also excellent links with the A14 and A11 dual carriageways which interconnect with many of the region's principal centres.

Pleasantly located in the ever popular village of Dullingham is this well presented three bedroom semi detached bungalow, providing a generous wrap around garden and off road parking.

The home has been thoughtfully extended in past times and boasts a versatile layout to include a spacious sitting room/diner with patio doors out to the garden, modern fitted kitchen, shower room and three bedrooms. There is a large useful loft space accessed via a pull down ladder.

With modern programmable electric wall mounted heater units, and double glazing, in detail the accommodation comprises:

Entrance hall

With an entrance door into hall, tiled flooring. two wall mounted electric heaters, access to loft space.

Bedroom 1 4.01m (13'2") x 3.28m (10'9")

With a window to front aspect, electric wall mounted heater, fitted carpet wardrobe recess with hanging rail.

Bedroom 2 3.59m (11'9") x 2.71m (8'11")

Two windows to rear, electric wall mounted heater, fitted carpet.

Shower Room

Fitted with three piece suite comprising tiled shower enclosure with power shower, matching shower base, glass screen and mixer tap, low-level WC and heated towel rail, extractor fan, wall mounted mirror, shaver point and light, tiled splashback, with a window to rear, heated towel rail, tiled flooring.

Bedroom 3 3.04m (10') x 2.07m (6'9")

With a window to front aspect, electric wall mounted programmable heater, laminate flooring.

Kitchen 3.00m (9'10") x 2.61m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, 4 ring induction hob with extractor over, space for fridge, space and plumbing for washing machine, window to rear aspect, ceramic tiled flooring, door leading to rear garden.

Sitting / dining room 6.06m (19'11") x 4.85m (15'11")

A generously proportioned space with a window to front and rear aspects, laminate flooring, sliding patio door leading to side garden area.

Outside

Corner plot with open plan front garden laid mainly to lawn and gravel, with a variety of plants and shrubs, part enclosed by mature conifer hedge, concrete foot path leads to front entrance door. Mature established rear garden with a variety of mixed plants and shrubs, concrete sun patio seating area, concrete pathway leads to side and rear timber gate leading to hard standing parking area for vehicles, a timber garden shed, brick-built storage room, garden tap, outside exterior wall mounted lighting.



Tenure

The property is freehold.

Services

Mains water, drainage and electricity are connected.

The property is not in an conservation area.

The property is in a no flood risk area.

Internet connection:

Basic: 16Mbps, Superfast 80Mbps

Mobile phone coverage by the four major carriers available.

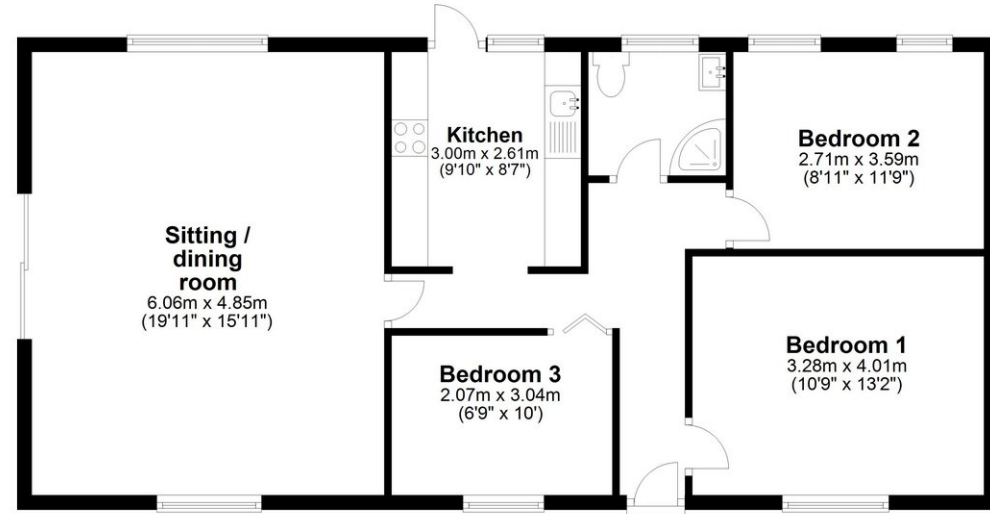
EPC: E

Council Tax Band: B

Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS

Ground Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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