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Residential sales, lettings & management





14 Algar Drive,  
Dullingham,  
Newmarket, CB8 9XN

Standing at the head of a small exclusive cul de sac an imposing detached 5 bedroom family house of gracious proportions, set in a delightful quarter acre plot backing onto paddocks.

Guide Price: £795,000  
EPC: C





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.

This impressive detached family house offers beautifully proportioned accommodation and offers tremendous scope to extend further, either to the rear, or, as another property in the close has done, into the roof.

A welcoming entrance hall links the principal ground floor rooms, in particular the large and versatile sitting room.

A highlight of the property is the very attractive quarter of an acre plot, the rear landscaped with a lawn, vegetable garden, wooded area and large insulated cabin, ideal for working from home. Solar panels have been fitted to the roof and provides a feed in tariff that can be transferred to a new owner.

Algar Drive is an excellent choice for anyone looking for a peaceful and spacious living environment in a desirable location.

With the benefit of an oil fired radiator heating system and UPVC double glazed windows in detail the accommodation includes:-

### **Ground Floor**

#### **Entrance Hall**

With an entrance door and window, radiator, tiled flooring, staircase to the 1st floor, built in coats cupboard.

#### **Cloakroom**

Double glazed window to the front, fitted with a two piece suite comprising of a pedestal wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.

#### **Sitting Room** 7.82m (25'8") x 4.24m (13'11")

With a double glazed bow window to the front, French doors to the garden, fireplace with stone surround and wood burning stove, solid wood flooring, picture rail, two double radiators.

#### **Dining Room** 3.44m (11'3") x 3.14m (10'4")

With a window to the rear, radiator, wood flooring.

#### **Study** 2.57m (8'5") x 2.34m (7'8")

With a window to the front, radiator, wood flooring.

#### **Kitchen/Breakfast Room** 5.06m (16'7") x 3.01m (9'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink with single drainer, mixer tap and tiled splashbacks, water softener, filtered drinking tap, plumbing for a dishwasher, space





for a fridge/freezer, electric point for cooker, extractor hood over, window to the rear, double radiator.

**Utility Room** 2.98m (9'9") x 1.96m (6'5")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, window to the rear, radiator, tiled flooring, door to:

**Double Garage** 5.18m (17') x 4.70m (15'5")  
With a window to the side, electronic rolling garage door, personal door to the utility room, loft storage area.

### Boiler Room

Approached via an external door. Fitted oil fired boiler serving the heating and hot water systems.

### First Floor

#### Landing

Large airing cupboard with pressurised hot water cylinder and slatted shelving.

**Bedroom 1** 4.22m (13'10") x 3.48m (11'5")  
With a window to the front with a view towards studland, radiator, wood flooring, range of built in bedroom furniture including wardrobes and overhead storage cupboards.

#### En-suite Bathroom

Fitted with a three piece suite comprising of a bath with independent shower and glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, shaver

point, window to the front, heated towel rail, tiled flooring, recessed ceiling spotlights.

**Bedroom 2** 4.22m (13'10") x 3.10m (10'2")  
With a window to the rear, radiator, range of built in wardrobes with sliding doors.

**Bedroom 3** 3.42m (11'3") x 3.10m (10'2")  
With a window to the rear, radiator.

**Bedroom 4** 3.08m (10'1") x 3.06m (10'1")  
With a window to the rear, radiator, wood flooring.

**Bedroom 5** 3.70m (12'2") x 2.53m (8'3")  
With a window to the front, radiator, built in wardrobe.

#### Shower Room

Fitted with a three piece suite comprising of a shower enclosure with glass screen, wash hand basin with cupboard under and shaver point, low-level WC, extractor fan, window to the side, tiled flooring, under floor heating, recessed ceiling spotlights.

#### Outside

Large front garden laid to lawn with path to the front door, drive to the right providing ample off road parking and access to the double garage.

The rear garden is attractively landscaped and is laid to lawn with a patio by the house and top right hand corner, shrub borders and numerous trees, vegetable garden with raised planting area, green house, timber cabin (insulated to be used as a home office), side





area with access to the boiler room, oil storage tank and two gates to the front.

### Tenure

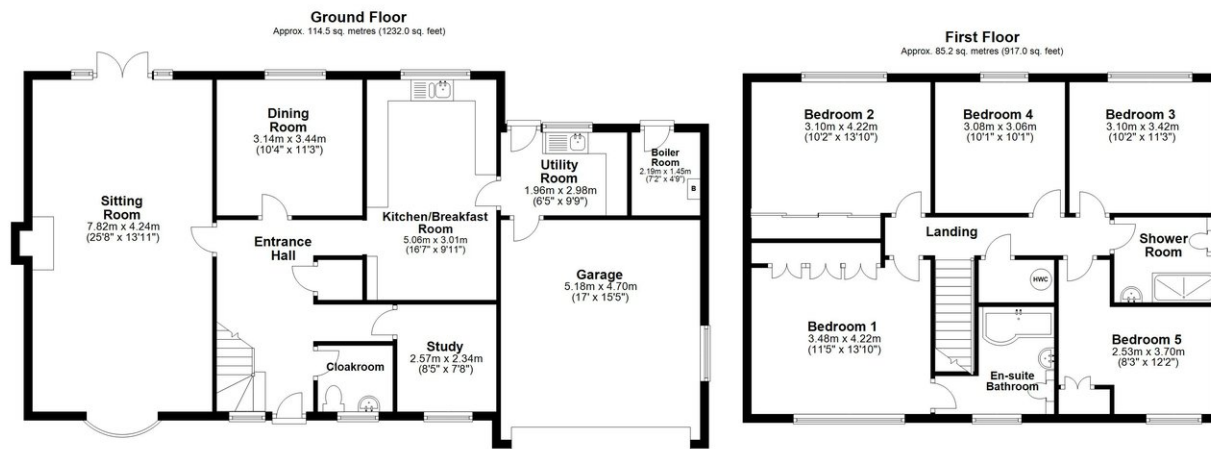
The property is freehold.

### Services

Mains water, drainage and electricity are connected.

**Council Tax Band:** G East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



Total area: approx. 199.6 sq. metres (2149.0 sq. feet)



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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