



**Eagle Lane, Dullingham CB8 9UZ**

**Guide Price £575,000**

**MA**  
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# Eagle Lane, Dullingham CB8 9UZ

A spacious detached family home in the highly regarded rural village of Dullingham.

Dullingham is a few miles out of Newmarket and has a local primary school, two pubs and a thriving community. The railway station provides easy access to Cambridge and London.

Accommodation includes a living room, dining room, kitchen/breakfast room, utility, WC, four bedrooms with an ensuite to master and family bathroom. Outside, the rear garden is enclosed and is stocked with a range of mature trees, shrubs and flowers. To the front a driveway provides access for several cars and the single garage.

Must be seen to be fully appreciated.

### Entrance Porch

With door leading to the entrance hall.

### Entrance Hall

With doors leading to the kitchen/breakfast room, sitting room, cloakroom and garage. Stairs leading to the first floor landing.

### Kitchen/Breakfast Room

20'4" x 12'9"

Impressive kitchen with a Cherry wood range of eye and base level cupboards and storage drawers with composite worktop over. Integrated, eye level double oven. Inset electric hob with stainless steel chimney style extractor over and stainless steel splashback. Integrated fridge, freezer and dishwasher. Inset sink with mixer tap over. Generous dining/breakfast area. Ceramic tiled flooring throughout. Radiator. Large window to the rear aspect. French doors leading to the patio area. Doors leading to the utility room and entrance hall.

### Dining Room

14'5" x 9'10"

Generous dining room with window to the rear aspect. Radiator. Opening to the sitting room. Door leading to the kitchen/breakfast room.

### Sitting Room

16'8" x 14'9"

Spacious living room with exposed brick feature wall. Focal fireplace with an exposed brick surround, mantel and hearth. Radiators. Opening to the dining room. Window to the front aspect. Door leading to the entrance hall.

### Utility Room

Fitted with a range of Cherry wood eye and base level cupboards. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Ceramic tiled floor. Window to the side aspect. Door leading to the kitchen/breakfast room.

### Cloakroom

White suite comprising low level WC and handbasin. Obscured window. Door to the entrance hall.

### First Floor Landing

Galleried landing with doors leading to all bedrooms and bathroom. Airing cupboard. Radiator. Window to the front aspect. Access hatch to loft space. Stairs leading to the entrance hall.

### Master Bedroom

13'5" x 12'1"

Spacious double bedroom with built-in wardrobes. Radiator. Window to the rear aspect. Doors leading to the en suite and landing

### En Suite

Modern white suite comprising low level WC, wall mounted hand basin with built-in storage below and shower cubicle. Radiator. Obscured window. Door to the Master bedroom.

### Bedroom 2

13'5" x 9'10"

Spacious double bedroom with built-in wardrobes. Radiator. Window to the front aspect. Door to the landing.

### Bedroom 3

14'9" x 9'10"

Double bedroom with dual built-in wardrobes. Radiator. Window to the front aspect. Door leading to the landing.

### Bedroom 4

9'6" x 8'10"

Well proportioned room with built-in double wardrobe. Radiator. Window to the rear aspect. Door leading to the landing.

### Bathroom

Modern white suite comprising low level WC, pedestal handbasin and panelled bath with wall mounted shower over. Tiled to wet areas. Tiled flooring. Radiator. Obscured window. Door to the landing.

### Garage

With up and over door leading to the driveway. Pedestrian door to the entrance hall.

### Outside - Front

Generous gravelled driveway leading to the garage and front door with storm porch over. Planted beds containing a variety of flower and shrub planting. Access gate to the rear garden.

### Outside - Rear

Mainly laid to a well maintained lawn with a patio area to the rear of the house with french doors leading to the kitchen/breakfast room. Bordered with a variety of established flower, shrub and tree planting. Access gate to the front

### PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

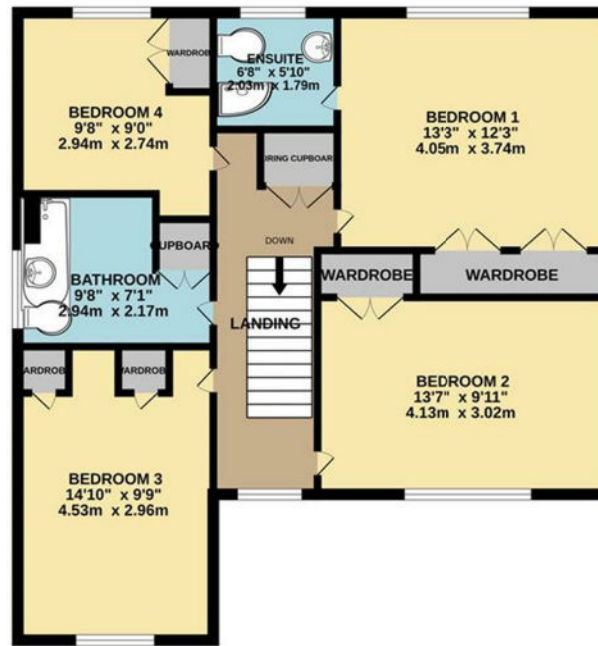
### Location

Dullingham is a quaint village located in Cambridgeshire, known for its picturesque countryside and close-knit community. The village offers essential amenities including a local pub, railway station with links to Cambridge and Ipswich, and a primary school. Dullingham is conveniently situated about 6 miles from Newmarket, a town famous for its horse racing, and around 15 miles from the historic city of Cambridge, known for its prestigious university and vibrant cultural scene. The village provides a peaceful rural lifestyle while still being within easy reach of larger urban centres.

GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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- Detached Family House
- Spacious Kitchen/Breakfast Room
- Two Reception Rooms
- Master Bedroom with En Suite
- Three Further Bedrooms
- Family Bathroom
- Delightful Rear Garden
- Driveway & Garage
- Highly Regarded Village Location
- Viewing Highly Recommended



| Energy Efficiency Rating                                 |      |      | Environmental Impact (CO <sub>2</sub> ) Rating                   |      |      |
|----------------------------------------------------------|------|------|------------------------------------------------------------------|------|------|
| Very energy efficient - lowest CO <sub>2</sub> emissions | Good | More | Very environmentally friendly - lowest CO <sub>2</sub> emissions | Good | More |
| A (91-100)                                               | 81   | 41   | A (91-100)                                                       |      |      |
| B (81-90)                                                |      |      | B (81-90)                                                        |      |      |
| C (61-80)                                                |      |      | C (61-80)                                                        |      |      |
| D (51-60)                                                |      |      | D (51-60)                                                        |      |      |
| E (31-50)                                                |      |      | E (31-50)                                                        |      |      |
| F (21-30)                                                |      |      | F (21-30)                                                        |      |      |
| G (1-20)                                                 |      |      | G (1-20)                                                         |      |      |
| England & Wales                                          |      |      | England & Wales                                                  |      |      |
| EU Directive 2002/91/EC                                  |      |      | EU Directive 2002/91/EC                                          |      |      |

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