



**The Street, Kirtling, Cambridgeshire CB8 9PD**

**Offers In Excess Of £525,000**

**MA**

Morris Armitage

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## The Street, Kirtling, Cambridgeshire CB8 9PD

A superb brand new detached family home delightfully set within this picturesque and highly regarded village and enjoying sizeable gardens and extensive detached studio/office facilities.

This impressive property has been finished to a high standard throughout and enjoying sumptuous open plan living with substantial kitchen/family room/living room with bi-fold doors, cloakroom, utility room, three double bedrooms ( ensuite to master and featured balcony ) and family bathroom.

Viewing highly recommended.

### Entrance Hall

Spacious entrance hall with dual windows overlooking front aspect. Radiator. Door to cloakroom. Glazed door to kitchen/family room. Herringbone wood effect flooring.

### Kitchen/Family Room 29'6" x 19'4" (9.00m x 5.9m)

Superb kitchen/family room with herringbone wood effect flooring throughout. Contemporary, Shaker style kitchen with a range of eye and base level cupboards/storage drawers with composite worktop over. Inset ceramic sink with incorporated drainer in worktop and mixer tap over. Integrated dishwasher. Integrated oven with inset hob and stainless steel extractor over. Integrated fridge/freezer. Underfloor heating. Window overlooking front aspect. Dual full height windows overlooking side aspect. Bi-folding doors to rear garden. Door to utility. Glazed door to entrance hall.

### Utility 6'6" x 5'2" (2.00m x 1.60m)

Contemporary, Shaker style eye and base level cupboards with composite work top. Inset ceramic sink with mixer tap over. Space and plumbing for washing machine. Wood effect flooring. Door to kitchen.

### Cloakroom

Contemporary white suite comprising low level W.C. and hand basin with mixer tap over and built-in storage under. Wood effect flooring. Obscured window. Door to entrance hall.

### Landing

Doors leading to all bedrooms and bathroom. Window to side aspect. Radiator. Stairs to ground floor.

### Bedroom 1 15'1" x 10'2" (4.60m x 3.10m)

Spacious double bedroom with double doors leading to balcony. Radiator. Doors leading to en suite and landing.

### En Suite

Stylish, contemporary white suite comprising low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and built-in storage drawers under, inset to vanity area. Generous walk-in shower with wall mounted shower. Attractively tiled throughout wet areas. Wood effect flooring. Ladder style radiator. Obscured window. Door to bedroom 1.

### Bedroom 2 10'9" x 10'5" (3.30m x 3.20m)

Generous double room with window overlooking front aspect. Radiator. Door to landing.

### Bedroom 3 11'5" x 8'10" (3.50m x 2.70m)

Double room with window overlooking rear aspect. Radiator. Door to landing.

### Bathroom

Stylish, contemporary bathroom with white suite comprising low level W.C. with concealed cistern, hand basin with mixer tap over and built-in storage drawers under, panelled bath with mixer tap over and generous walk-in shower. Attractively tiled walls. Wood effect flooring. Dual obscured windows. Ladder style radiator. Door leading to landing.

### Garden Studio 26'2" x 13'1" (8.00m x 4.00m)

Contemporary garden studio with power and light. Glazed door and bi-folding doors.

### Outside - Front

Block paved driveway providing off road parking, leading to covered porch area with steps to front door.

### Outside - Rear

Enclosed rear garden, mainly laid to lawn with pathway leading to rear and kitchen/family room. Paved area to garden room.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - tbc

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Air Source Heat Pump

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

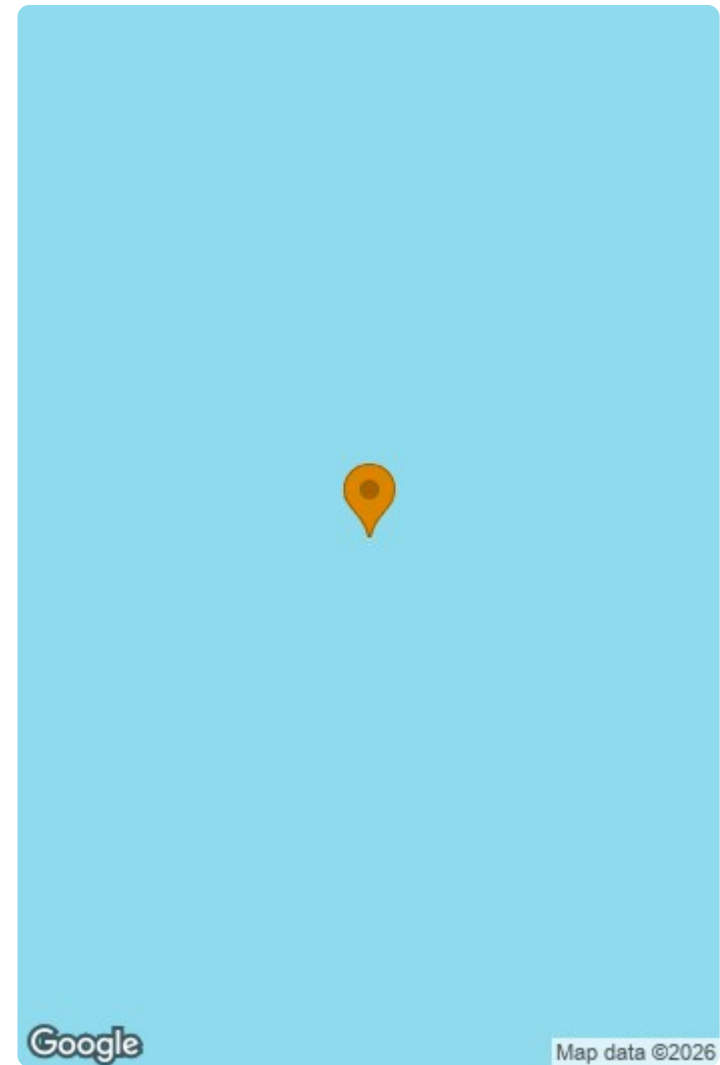
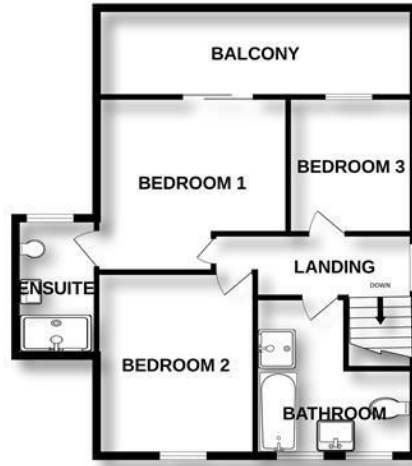
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words - [///blip.tripling.unafraid](https://blip.tripling.unafraid)

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Curve	Band	Very environmentally friendly - lower CO <sub>2</sub> emissions	Curve	Band
101-120 kWh/m <sup>2</sup> A			101-100 g/kWh A		
81-100 kWh/m <sup>2</sup> B			110-120 g/kWh B		
61-80 kWh/m <sup>2</sup> C			120-130 g/kWh C		
41-60 kWh/m <sup>2</sup> D			130-140 g/kWh D		
21-40 kWh/m <sup>2</sup> E			140-150 g/kWh E		
1-20 kWh/m <sup>2</sup> F			150-160 g/kWh F		
0 kWh/m <sup>2</sup> G			160-170 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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