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## Hazel Lodge, Kirtling, CB8 9PG

A substantial brand new period style 4 bedroom detached house standing in a large plot of approximately 0.3 of an acre (STS) with views to the front and rear over countryside and paddocks. The property is finished to a high standard and features a superb triple aspect kitchen/breakfast room, a large triple aspect living room with an imposing fireplace and a large entrance hall. Additional features include 4 bedrooms with 2 ensembles, a detached double garage and a gated entrance.

**£799,000**

- Brand New Detached House
- Exceptional Character
- 4 Bedrooms - 2 Ensembles
- Superb Fitted Kitchen/Breakfast Room
- Air Source Heating
- Delightful Location
- Total Area 2,846 Sq Ft (Inc Garage)

**KIRTLING**

is a picturesque unspoilt village situated just 6 miles south of the famous horse racing town of Newmarket and 16 miles east of the University City of Cambridge.

**ACCOMMODATION with approximate room sizes.****ENTRANCE HALL**

27' 4" x 11' 11" (8.34 (max) m x 3.64 (max) m) with oak staircase leading to first floor with period effect panelling, large under stairs storage cupboard housing Daikin heating system, tiled flooring with under floor heating, entrance door with glazed side screens, window to side aspect, pair of French doors leading to the garden.

**CLOAKROOM**

with hand basin with mixer tap and vanity unit, concealed cistern low level WC, with oak shelf, tiled flooring with under floor heating, extractor fan, recessed ceiling lighting, window to side aspect.

**STUDY**

13' 5" x 8' 9" (4.11m x 2.68m) with under floor heating, recessed ceiling lighting, windows to front and side aspect.

**SITTING ROOM**

22' 7" x 17' 4" (6.89m x 5.29m) with a fireplace with stone hearth brick surround and chimney breast, oak bressumer beam and wood burning stove, engineered oak wood flooring, under floor heating, recessed ceiling lighting, a triple aspect room with 2 windows to front aspect, a further window to the side, a pair of French doors with glazed side screens overlooking the rear garden.







### KITCHEN/BREAKFAST ROOM

29' 9" x 13' 3" (9.07m x 4.05 (5.32 max) m)

a triple aspect room with a contemporary fitted kitchen comprising oak worktops and upstands, a range of fitted base and wall mounted units, unit down lighting, 1.5 bowl stainless steel sink unit with mixer tap, integrated AEG eyelevel stainless steel double oven, 4 ring ceramic hob, integrated AEG dishwasher, centre island with granite worktops and cupboard storage under, breakfast bar, integrated wine fridge and bin storage, space for freestanding American style fridge/freezer, tiled flooring with under floor heating, recessed ceiling lighting, part vaulted ceiling with 2 windows to the side aspect, further window to the rear aspect and a pair of French doors with glazed side screens leading to the patio area.



### UTILITY ROOM

9' 6" x 5' 5" (2.90m x 1.66m)

with 1.5 bowl ceramic sink and drainer with mixer tap, inset to oak worktops and upstands, fitted base and wall mounted units, tiled flooring with under floor heating, integrated AEG washing machine and tumble dryer, recessed ceiling lighting, window to side aspect, half glazed door leading to garden.



## **FIRST FLOOR LANDING**

with cupboard housing hot water cylinder and a further storage cupboard, access to roof space, recessed ceiling lighting, radiator, windows to front and side aspect.

## **MASTER BEDROOM**

14' 6" x 11' 3" (4.43 (5.30 max) m x 3.43 (4.13 max) m) with 2 built-in wardrobes, 2 radiators, 2 windows to rear aspect and further window to side aspect.

## **ENSUITE BATHROOM**

with bath with mixer tap and shower attachment, tiled shower cubicle, hand basin and vanity unit with mixer tap, Quartz tops, concealed cistern low level WC, tiled flooring, tiled splash backs, ladder style heated towel rail, extractor fan, window to side aspect.



## **BEDROOM 2**

13' 0" x 10' 4" (3.98m x 3.17m) with radiator and window to front aspect.

## **ENSUITE SHOWER ROOM**

with tiled shower cubicle, hand basin and vanity unit with mixer tap, Quartz tops, concealed cistern low level WC, tiled flooring, tiled splash backs, ladder style heated towel rail, extractor fan, recessed ceiling lighting, window to side aspect.

## **BEDROOM 3**

15' 0" x 9' 8" (4.58 (5.32 max) m x 2.97m) with 2 built-in wardrobes, radiator, windows to side and rear aspects.

## **BEDROOM 4**

12' 10" x 9' 5" (3.92m x 2.88m) with 2 built-in wardrobes, radiator, window to rear aspect.





### **FAMILY BATHROOM**

with bath with mixer tap and shower attachment, tiled shower cubicle, hand basin and vanity unit with mixer tap, Quartz tops, concealed cistern low level WC, tiled flooring, tiled splash backs, wall light, ladder style heated towel rail, extractor fan, recessed ceiling lighting, window to side aspect.



### **OUTSIDE**

The property is attractively situated and approached via a 5 bar gate leading to a large shingled driveway with lawned areas, shrub borders, outside lighting and a paved area leading to the entrance door. To the right hand is the;

### **DETACHED DOUBLE GARAGE**

22' 1" x 19' 3" (6.75m x 5.87 internal measurements) with 2 composite electrically operated up and over doors to front, light and power, window to rear aspect and half glazed door to side.

### **GARDEN**

A gated pedestrian access leads to a large side and rear garden with Indian sandstone paved patio and pathways, outside lighting, outside tap, established hedge boundaries with post and rail fencing, air source heating unit and a further pair of wooden personnel gates allowing 6ft access to the rear garden.

**FLOOR PLAN**  
Not to scale, for guidance purposes only

GROUND FLOOR - PLOT 3



FIRST FLOOR - PLOT 3



TOTAL FLOOR AREA 2,846 Sq Ft (inc Garage)

**Energy SAP Rating**

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

PENDING

**Special Notes**

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.