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May Tree House, Kirtling, CB8 9PG

An individual brand new period style 4 bedroom detached property attractively situated in a non-estate location with uninterrupted open views over countryside to the rear. The property is finished to a high standard and features a stunning triple aspect open plan fitted kitchen and vaulted breakfast area, a large double aspect sitting room with engineered oak flooring and a fireplace with wood burning stove. Additional benefits include 4 bedrooms with 2 ensuites and 1 Jack and Jill Bathroom, a double garage and a large gated driveway.

£680,000

- Brand New Detached House
- Exceptional Character
- 4 Bedrooms - 2 Ensuites
- Stunning Fitted Kitchen/Breakfast Room
- Air Source Heating
- Non-Estate Location
- Total Area 2,427 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**

with part glazed entrance door, tiled flooring with under floor heating, stairs leading to first floor, recessed ceiling lighting.

CLOAKROOM

with concealed cistern low level WC, hand basin with mixer tap and vanity unit, tiled flooring with under floor heating, extractor fan, recessed spotlights.

SITTING ROOM

19' 8" x 16' 3" (6.00m x 4.97m)

with fireplace with stone hearth, brick surround, oak bressumer beam wood burning stove, engineered oak wood flooring with under floor heating, recessed ceiling lighting, 2 windows to front aspect and further window to rear, pair of French doors with glazed side screens leading to rear patio.



KITCHEN/BREAKFAST ROOM

26' 2" x 17' 9" (8.00m x 5.42 (3.96 min) m)

with a contemporary fitted kitchen comprising Quartz 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 Quartz 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 and feature pendant lighting, part vaulted ceiling with 2 Velux windows, 2 further windows to the side aspect and a pair or French doors leading to the patio area.



**STUDY**

11' 4" x 10' 4" (3.47m x 3.17m)

with under floor heating, recessed ceiling lighting, window to front aspect.

UTILITY ROOM

with oak wood worktops and upstands, Rangemaster surround ceramic sink unit with mixer tap, fitted base and wall mounted storage, hanging rail for coats, integrated AEG washing machine, tiled flooring with under floor heating, extractor fan, recessed ceiling lighting, integral door leading to the garage.

**FIRST FLOOR LANDING**

with airing cupboard with pressurised hot water cylinder, access to roof space, 2 radiators, recessed ceiling lighting, window to rear aspect.

MASTER BEDROOM

16' 3" x 10' 1" (4.97m x 3.08m)

with 2 built-in wardrobes, 2 radiators, windows to front and rear aspects.

ENSUITE BATHROOM

a Jack and Jill arrangement with doors from the landing and the master bedroom with a bath with mixer tap and shower over, Corian tops, hand basin with mixer tap and vanity unit, concealed cistern low level WC, tiled shower cubicle, tiled flooring, ladder style heated towel rail, wall light points, extractor fan, recessed ceiling lighting, window to front aspect.





BEDROOM 2

14' 2" x 11' 4" (4.33m x 3.46 (max) m)
with built-in wardrobe, radiator, window to front aspect.

ENSUITE SHOWER ROOM

with tiled shower cubicle, hand basin with mixer tap and vanity unit, Corian tops, concealed cistern low level WC, tiled flooring, wall light point, extractor fan, recessed ceiling lighting, window to side aspect.

BEDROOM 3

13' 5" x 11' 0" (4.10m x 3.37m)
with radiator, windows to side and rear aspects.

ENSUITE SHOWER ROOM

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

BEDROOM 4

10' 9" x 8' 5" (3.29m x 2.58 (3.31 max) m)
with built-in wardrobe, radiator, window to side aspect.



OUTSIDE

The property is attractively situated set back from the road with entry via a timber 5 bar gate with picket fencing, established hedge borders with post and rail fencing, garden laid to lawn and with large shingled driveway, air source heating unit, outside lighting, outside tap, traditional oak framed porch leading to the front door.

To the rear of the property is a southwest facing garden with a large Indian sandstone patio, outside lighting and outside tap and gated side access.





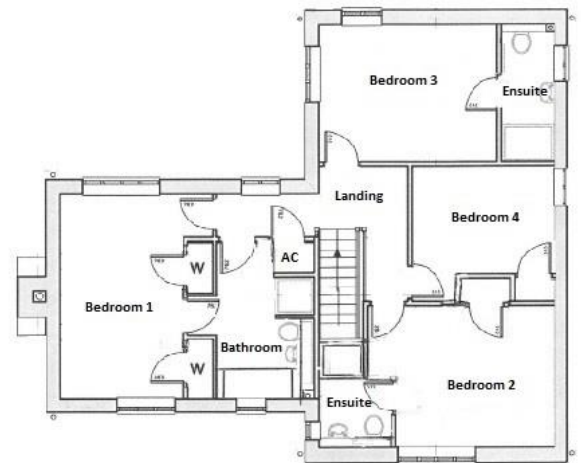
FLOOR PLAN

Not to scale, for guidance purposes only

GROUND FLOOR - PLOT 1



FIRST FLOOR - PLOT 1



TOTAL FLOOR AREA 2,427 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.