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## The Chestnuts, Kirtling, CB8 9PG

An elegant brand new Georgian style 4 bedroom detached property attractively situated on the edge of the village with uninterrupted views over open countryside, the property is finished to an exceptional standard and features an attractive entrance hall with period style staircase, a sitting room with fireplace and wood burning stove, a stunning open aspect fitted kitchen with bi-fold doors leading to the garden. Additional benefits include 4 bedrooms with 2 ensembles, a double garage and a large gated driveway.

£680,000

- A Georgian Style New Detached House
- Exceptional Character
- 4 Bedrooms - 2 Ensembles
- Stunning Fitted Kitchen/Breakfast Room
- Air Source Heating
- Non Estate Location
- Total Area 2,345 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 period style entrance door leading to an attractive hallway with tiled flooring with under floor heating, period style staircase with curved handrail and landing nosing, carpet runner with traditional stair rods, under stair cupboard with traditional effect panel, recessed ceiling lighting, window to front aspect.

**CLOAKROOM**

with period style high level WC, hand basin with mixer tap, Quartz tops and upstands, tiled flooring with under floor heating, extractor fan, recessed ceiling lighting, window to side aspect.

**SITTING ROOM**

17' 9" x 14' 7" (5.43m x 4.47m)

with a Georgian style fireplace with stone hearth and surround, wood burning stove, engineered oak wood flooring with under floor heating, Ornate corning, recessed ceiling and double feature pendant lighting, window to side aspect and bi-fold doors leading to the rear garden.

**STUDY**

10' 5" x 8' 1" (3.18m x 2.48m)

with engineered oak wood flooring, Ornate corning, windows to front and side aspects.





## KITCHEN/BREAKFAST ROOM

30' 6" x 13' 8" (9.32m x 4.17 (5.31 max) m)

A delightful room with a range of fitted base and wall mounted units, Quartz worktops and upstands, 1.5 bowl ceramic sink and drainer with mixer tap, freestanding dual fired Rangemaster professional range, extractor hood, space for American style fridge freezer, integrated AEG dishwasher, a centre island with contrasting coloured units, and Quartz top and breakfast bar, integrated wine fridge, Ornate corncicing, recessed ceiling lighting and pendant lights, pair of doors leading to the sitting room, 2 windows to side aspect and bi-fold doors leading to the side and rear.





### UTILITY ROOM

10' 4" x 7' 5" (3.16m x 2.28m)

with oak wood worktops and upstands, Rangemaster surround ceramic sink unit with mixer tap, fitted base and wall mounted storage, coat hooks, integrated AEG washing machine and separate integrated tumble dryer, tiled flooring with under floor heating, extractor fan, recessed ceiling lighting, Ornate corncicing.

### FIRST FLOOR LANDING

with a sun tube, radiator, recessed ceiling and pendant feature lighting, Ornate corncicing.

### MASTER BEDROOM

14' 10" x 12' 2" (4.53m x 3.73m)

with 2 built-in wardrobes, radiator, sliding sash window to front aspect.

### ENSUITE SHOWER ROOM

with tiled shower cubicle, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, Quartz tops, ladder style heated towel rail, tiled flooring, wall light points, extractor fan, recessed ceiling lighting, window to front aspect.





### **BEDROOM 2**

10' 5" x 9' 7" (3.20m x 2.94m)

with built-in wardrobe, radiator, window to side aspect.

### **ENSUITE SHOWER ROOM**

with tiled shower cubicle, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, Quartz tops, ladder style heated towel rail, tiled flooring, wall light points, extractor fan, recessed ceiling lighting, window to side aspect.



### **BEDROOM 3**

10' 5" x 10' 2" (3.18 (4.25 max) m x 3.10m)

with access to roof space, radiator, sliding sash window to front aspect, casement window to side aspect.

### **BEDROOM 4**

11' 1" x 9' 1" (3.39m x 2.78m)

with built-in wardrobe, radiator, window to rear aspect.



**FAMILY BATHROOM**

with bath with mixer tap, tiled shower cubicle, hand basin with mixer tap, cupboard storage under, concealed cistern low level WC, Quartz tops, tiled flooring and part tiled walls, ladder style heated towel rail, extractor fan, recessed ceiling lighting, window to rear aspect.

**OUTSIDE**

The front of the property is approached via a pair of metal gates with brick pillars leading to a large block paved driveway with outside lighting, a period style stone portico leading to the front entrance door, to the left hand side is a;

**DOUBLE GARAGE**

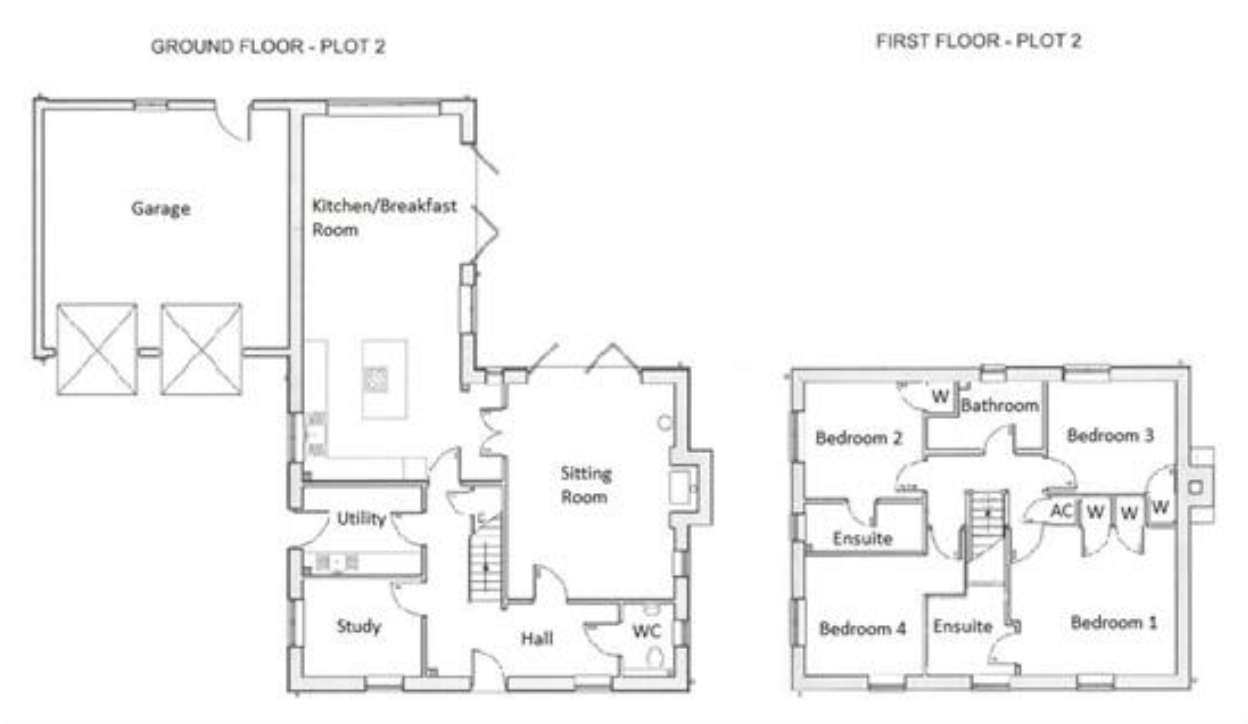
21' 10" x 19' 8" (6.67m x 6.00m)

with 2 composite electrically operated up and over doors, Daikin Air Source heating system, access to roof space, half glazed door and window to rear aspect.

**GARDEN**

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

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



**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.