



A BEAUTIFULLY PRESENTED MODERN HOUSE SITUATED WITHIN THIS HIGHLY-REGARDED VILLAGE ADJOINING FIELDS

213 The Street, Kirtling, Newmarket, Suffolk CB8 9PD

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213 The Street Kirtling Newmarket Suffolk CB8 9PD

- Newmarket 6 miles
- Bury St Edmunds 14 miles
- Cambridge North Station 18 miles

RECEPTION HALL • OPEN-PLAN SITTING ROOM/DINING ROOM • INTEGRATED KITCHEN • UTILITY ROOM
4 BEDROOMS • 2 BATHROOMS • GARAGE
ALL IN 0.43-ACRE

Situated in an enviable setting within this well-regarded rural village, 213 The Street is a beautifully presented and completely modernised single-storey home, built of traditional cavity wall brick construction with a tiled roofline.

During the programme of works, design and layout of the property focused on flow and natural light, with the living space providing cohesive open-plan living space with large feature windows and doors to the east and south into the gardens.

The living accommodation extends to 1,500ft² comprising reception hall with tiled flooring, two coat/storage cupboards and glazed doors leading to the living area.

The sitting and dining areas have two roof-lights and full-width windows and doors to the gardens, tiled floors with underfloor heating and opening to an integrated contemporary kitchen with a range of matching base and eye level units with integrated twin sink, Quooker Hot Water tap, appliances to include Caple double oven and induction hob, fridge/freezer and NEFF dishwasher.

The utility room is fitted with matching base and eye level units, worktop with inset sink, plumbing for washing machine and tumble dryer, door to the outside.

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Guide: £650,000 (Freehold)



The principal bedroom has built in modern wardrobes and drawers, large window to the west and further roof-lights, a fully tiled en suite with large shower cubicle, vanity wash basin, WC and towel rail.

There are two further double bedrooms (one with fitted wardrobes) and a study/bedroom 4 served by the fully-tiled family bathroom, fitted with new white suite comprising bath with screen and shower over, vanity wash basin and low level WC.

Outside

213 The Street is approached from the village lane onto a shared area, leading through newly installed electric gates onto a gravelled driveway with EV charger, adjoining garage with electric roller door, all enclosed by well-maintained hedging.

The rear garden has been beautifully designed and planted, creating a colourful space, with large terrace from the kitchen enjoying a southerly orientation, well-stocked flower beds and borders and lawned garden. There is a raised bed, garden shed and greenhouse.

There is a further area of land laid to wild-flower meadows, newly planted trees with modern fencing, with views over neighbouring farmland. This agricultural land was purchased by the present owners from the neighbouring farm (etched blue on the plan on Page 5).

Services

Mains water, drainage and electricity • LPG-fired heating • Council Tax Band 'E' • EPC-rating D • Broadband: Ofcom suggest Superfast 1,000Mb • Mobile: Ofcom suggest all providers likely.

Location

Kirtling is a picturesque unspoilt village, situated just 6 miles south of the famous horse racing town of Newmarket, and 18 miles east of the University City of Cambridge and 14 miles of the historic Cathedral town of Bury St Edmunds. Within the village there is an excellent public house and restaurant, two churches and a community hall.

What3words: [couple.zaps.regime](https://www.what3words.com/couple.zaps.regime)



Approximate Gross Internal Area = 142 m² / 1528 ft²

Garage = 10 m² / 108 ft²

Total = 152 m² / 1636 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024





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