



DAVID
BURR

**2 Brookside,
Dalham, Suffolk**



2 Brookside, Dalham, Newmarket, Suffolk, CB8 8TG

The delightful conservation village of Dalham is set in undulating countryside close to the Suffolk/Cambridge border between Newmarket and the historic market town of Bury St Edmunds. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops and supermarkets. The village of Dalham offers a range of village amenities including a public house, church and a village hall.

This tastefully presented 3,289 sq. ft Grade II listed detached property is situated in the heart of one of the area's most sought-after villages, backing onto open countryside. The property has retained many original features, including exposed beams and fireplaces, complemented by a modern kitchen and luxurious bathrooms, with the added benefit of off-road parking and delightful rear gardens. In all about 0.39 of an acre.

A charming detached Grade II listed property situated in one of the area's most sought-after villages.

Ground Floor

ENTRANCE HALL A lovely light and welcoming hallway with stairs rising to the first floor and glazed doors leading through to the garden.

KITCHEN / BREAKFAST ROOM The hub of the home, combining original period features with modern finishes. The kitchen is extensively fitted with a range of units under worktops, with a Belfast sink inset. Appliances include an Aga with additional electric hob, separate electric oven, integrated dishwasher, and fridge. A central island provides further storage and a breakfast bar. Open plan through to the dining area, with built-in cupboards and a useful walk-in pantry.

UTILITY ROOM Fitted with a range of units under wooden worktops, with a Belfast sink inset, plumbing for a washing machine, and space for a tumble dryer and fridge freezer and door leading to the side.

LAUNDRY A useful storage room located at the front of the property.

CLOAKROOM WC and wash basin.

DRAWING ROOM An elegant, double-aspect room featuring an electric feature fireplace and French doors opening to the rear garden.

SITTING ROOM A charming, double-aspect room featuring an attractive fireplace with wood-burning stove, extensive built-in cupboards, and bookshelving.

DINING ROOM An impressive spacious room featuring French doors to the rear and stairs rising to the first floor.

STUDY With outlook to the front and storage under the stairs.

OFFICE / PLAY ROOM With double cupboard and outlook to the front.

CLOAKROOM WC and wash basin.

First Floor

LANDING Leading to:

MASTER BEDROOM A delightful room enjoying a double aspect, two sets of fitted wardrobes, and views over the rear garden.

ENSUITE Luxuriously fitted with a WC, bidet, Neptune twin wash basins in a vanity unit, large walk-in shower, bath, and heated towel rail.

BEDROOM 2 With fitted wardrobes and outlook to the rear.

BEDROOM 3 With fitted wardrobes and outlook to the front.

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BEDROOM 4 Outlook to the rear.

BEDROOM 5 Fitted wardrobes and outlook to the front.

BATHROOM Tastefully fitted with a white WC, Neptune wash basin, large shower cubicle, separate bath, and heated towel rail.

Outside

The property is approached via an in-and-out carriage driveway, providing parking for several vehicles, with mature rose and lavender beds and borders, along with a small shed. Access leads to the rear of the property, opening to the delightful gardens measuring approximately 0.39 of an acre. To the rear, there is an extensively paved dining terrace leading up to an additional terrace, ideal for alfresco entertaining, with a south-facing covered gazebo with light and power connected, and an adjacent shed. The gardens are an asset to the property, being predominantly lawned and interspersed with mature beds and borders, trees, and shrubs, leading up to a wildflower meadow backing onto open countryside. **In all about 0.39 of an acre.**

Material Information

SERVICES: Main water. Main drainage. Main electricity connected. Oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

TENURE: Freehold.

EPC: E

CONSTRUCTION TYPE: Traditional brick & timber.

LOCAL AUTHORITY: West Suffolk District Council.

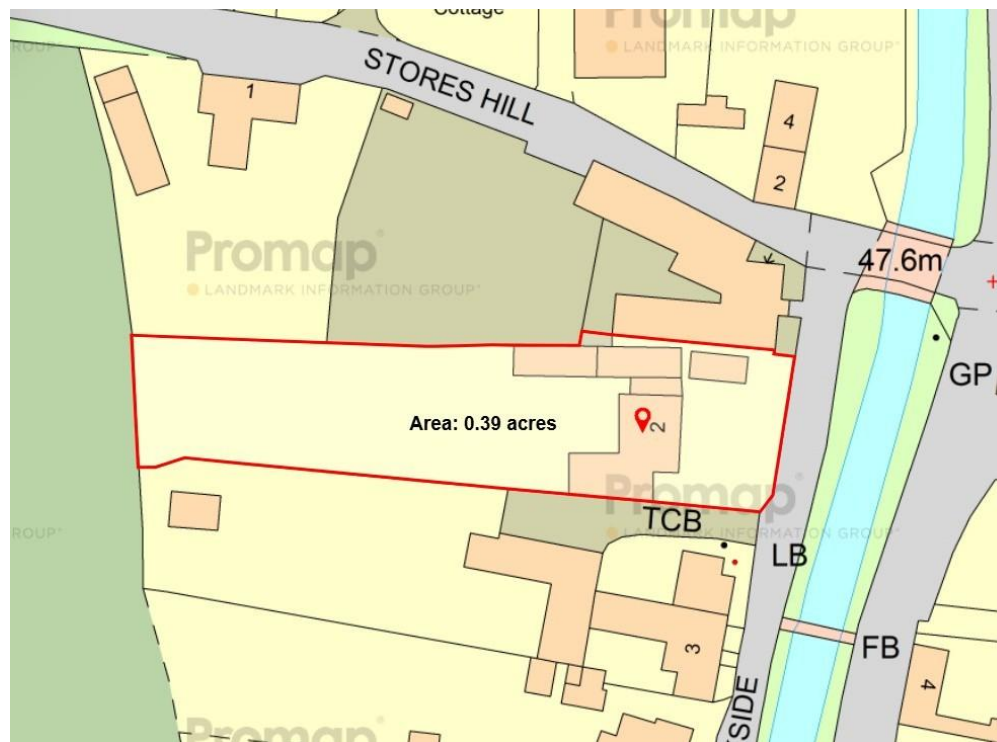
COUNCIL TAX BAND: G (£3,187.30)

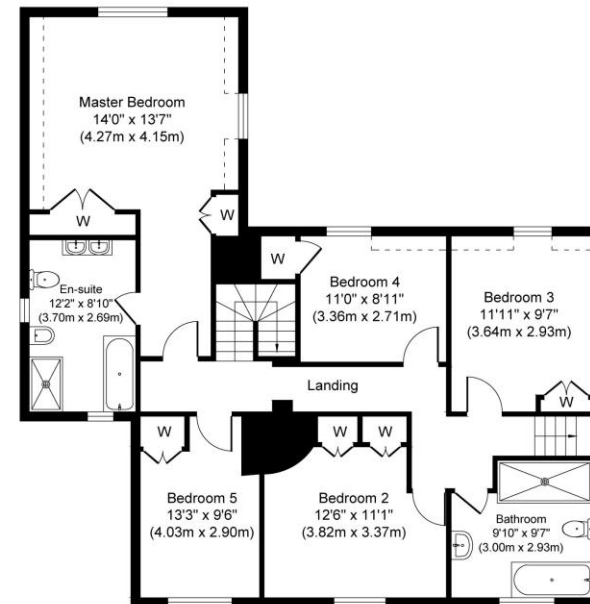
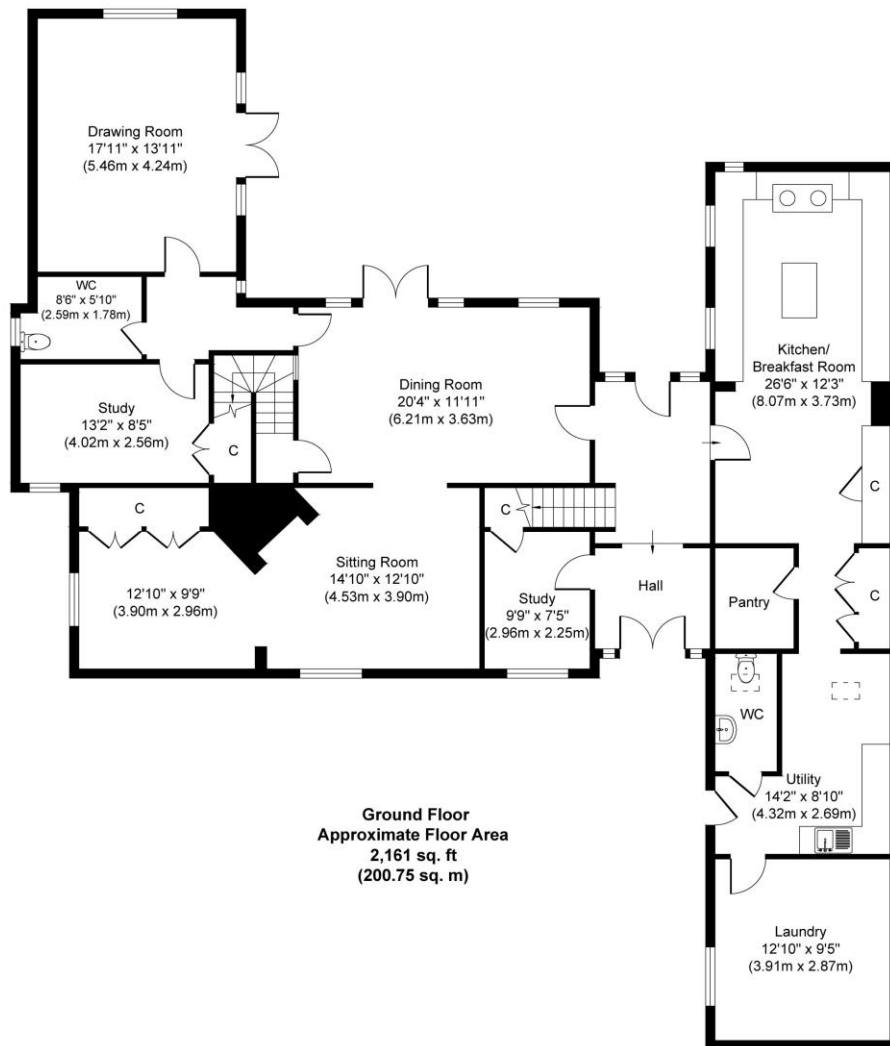
COMMUNICATION SERVICES (source Ofcom): Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. Phone Signal: Likely with all major providers.

WHAT3WORDS: emptied.proved.cutback

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





