



New House, Ditchfield, Reach, Cambs

Pocock + Shaw

New House  
Ditchfield  
Reach  
Cambs, CB25 0JA

A BRAND NEW detached four bedroom house attractively situated enjoying views across farmland to the rear. The light an airy accommodation boasting a fully fitted kitchen, Bi fold doors to both the sitting room and dining room and under floor heating.

Guide Price £465,000



**Reach** Reach is an attractive village between Cambridge and Newmarket, well placed for the A14 which provides good commuter links. The village itself is centred around an attractive Green and has a Church, Public House etc, whilst the larger village of Burwell is only 2 miles away and has a variety of shops and facilities. The famous horse-racing town of Newmarket, with its extensive shopping and leisure facilities, is also easily accessible. The property is ideally placed for Kings School, Ely, as well as Bottisham Village College.

**Entrance Hall** With an entrance door, tiled flooring, under floor heating, stairs to the 1st floor.

**Sitting Room** 4.44m (14'7") x 3.50m (11'6")  
With a window to the side, tiled flooring, under floor heating, bi-fold doors to the garden and patio and double doors to the Dining Room.

**Dining Room** 4.44m (14'7") x 3.50m (11'6")  
With a window to the side, tiled flooring, under floor heating, bi-fold doors to the garden and patio and double doors to the Sitting Room.

**Kitchen** 4.52m (14'10") x 2.98m (9'9")  
Fitted with a matching range of base and eye level units with worktop space over, twin bowl butler style sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, fitted eye level double oven, ceramic hob with extractor hood over, window to the front, tiled flooring, under floor heating, open plan to the Dining Room.

**Utility Room** 2.25m (7'5") x 1.95m (6'5")  
Fitted with a base and eye level unit with worktop space over, stainless steel sink with mixer tap, window to the front, tiled flooring, under floor heating, uPVC part glazed door to side, built in cupboard.

**Shower Room** Fitted with a three piece suite comprising of a shower enclosure, wash hand basin in vanity unit with cupboard under, mixer tap and tiled splashback, low-level WC, extractor fan, window to the side, tiled flooring, under floor heating.

## First Floor

### Landing

Built in cupboard with a pressurised hot water cylinder.

**Bedroom 1** 3.50m (11'6") x 3.35m (11')  
With a window to the rear, radiator, built in wardrobe.

**En-Suite Room** Fitted with a three piece suite comprising of a shower enclosure, wash hand basin in vanity unit with cupboard under, mixer tap and tiled splashback, low-level WC, extractor fan, window to the side, heated towel rail, tiled flooring, recessed ceiling spotlights.

**Bedroom 2** 3.52m (11'7") x 3.38m (11'1")  
With a window to the rear, radiator, built in wardrobe.

**Bedroom 3** 2.98m (9'9") x 2.88m (9'5")  
With a window to the front, radiator.

**Bedroom 4** 4.01m (13'2") x 2.39m (7'10")  
With a window to the front, radiator.

**Bathroom** Fitted with a three piece suite comprising of a bath with mixer tap and shower handset, handbasin in a vanity unit with cupboard under, mixer tap, low level wc, tiled surrounds, tiled floor, window to the side, heated towel rail.

**Outside** The property is set behind a block paved driveway providing off road parking for several cars, path to the front door, side planting area and gate to the rear garden. The rear garden is laid to lawn with a large patio, screen fencing and gate to the rear with an additional area with potential for additional parking accessed via a rear track.

### Services

Mains water, drainage and electricity are connected. Under floor heating via an air source heat pump. The property is not in an conservation area. The property is in a no flood risk area. Internet connection, basic: 2Mbps, Ultrafast: 930Mbps.

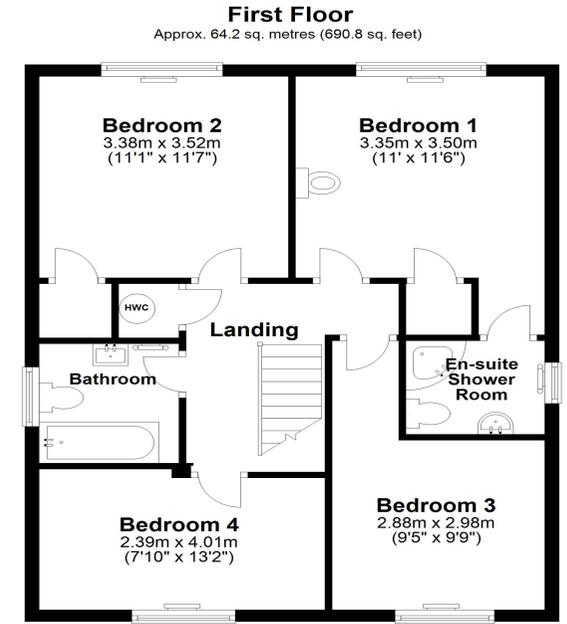
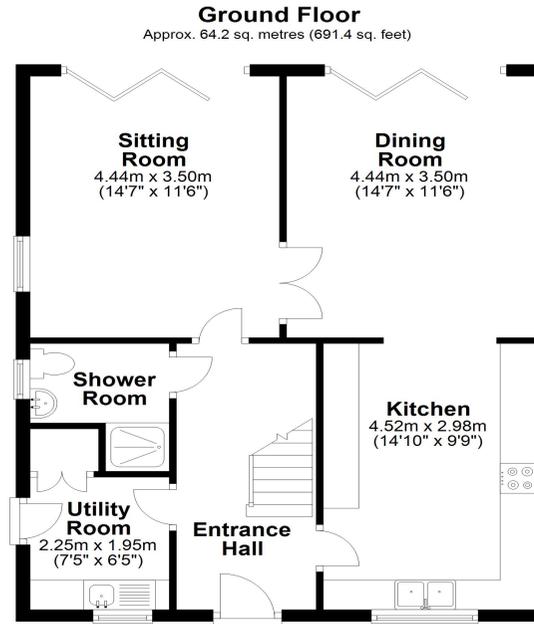


Mobile phone coverage by the four major carriers available.  
EPC: TBC

**Tenure** The property is freehold.

**Council Tax** TBC East Cambs District Council

**Viewing** By Arrangement with Pocock + Shaw PBS



Total area: approx. 128.4 sq. metres (1382.2 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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