



2 Whitecroft Drive
Saxon Street

**DAVID
BURR**

2 Whitecroft Drive, Saxon Street CB8 9FY

Saxon Street is located 3 miles from Newmarket which is world famous as the headquarters of British horseracing. Newmarket is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses. The market town of Bury St Edmunds (18 miles) and the University City of Cambridge (16 miles), which both have good rail and bus access from Newmarket, offer a wide range of additional shopping and entertainment amenities.

An incredibly spacious and idyllically positioned five-bedroom detached house boasting close to an impressive 3,300 sq.ft of accommodation in the hugely popular Cambridgeshire village of Saxon Street. The property is due for completion during the first quarter of 2024 and therefore, influence from a prospective buyer with regards to the finish throughout remains possible for a period of time. The accommodation consists of an entrance hall, sitting room, kitchen/dining room, utility room, cloakroom, five double sized bedrooms and four bathrooms. Externally offering driveway parking, an integral double garage and landscaped gardens.

A particularly spacious five-bedroom detached house measuring close to 3,300 sq.ft in Saxon Street. Completion due for early 2024.

ENTRANCE HALL Stairs rising to the front floor and door to front aspect.

SITTING ROOM Windows to both front and rear aspects with double doors leading to the:

KITCHEN / DINING ROOM Due to be stylishly fitted with fitted units and drawers with oak worktops over and an inset sink and drainer. Integrated appliances to include an oven, microwave, hob and dishwasher. Ample dining space, window to rear aspect and French doors leading to the rear garden terrace.

UTILITY ROOM Due to have fitted units with worktops over and an inset sink and drainer. Space and plumbing for appliances and door to side aspect.

CLOAKROOM Due to have a wash hand basin, WC and window to side aspect.

First Floor

LANDING A particularly large space with window to front aspect.

MASTER BEDROOM Window to front aspect, double doors leading to the **DRESSING ROOM** which has a window to rear aspect and leads to the **ENSUITE** which will be fitted with a shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.

BEDROOM 2 Window to rear aspect and an **ENSUITE** which will be fitted with a shower cubicle, wash hand basin, WC, heated towel rail and window to rear aspect.

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BEDROOM 3 Two Velux windows.

BATHROOM Due to have a bath, wash hand basin, heated towel rail, WC and window to side aspect.

Second Floor

LANDING Stairs rising from the first floor and a Velux window.

BEDROOM 4 Velux windows and eaves storage.

BEDROOM 5 Eaves storage and Velux windows.

BATHROOM A large room with a bath, double sized shower cubicle, wash hand basin, WC, heated towel rail and Velux window.

Outside

The property will be approached via the driveway providing ample parking and access to the **INTEGRAL DOUBLE GARAGE**. The gardens are due to be particularly well landscaped and further details will be provided in due course.

SERVICES The property will be fuelled by an air source heat pump (ASHP). Mains water, electricity and drainage. Note, none of these have been tested by the agent. In brief, an ASHP is situated outside so that it can absorb the heat from the air and upcycle that and boost to then a higher temperature. The pump needs electricity to run, however it will then produce more heat than electrical energy used.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND tbc.

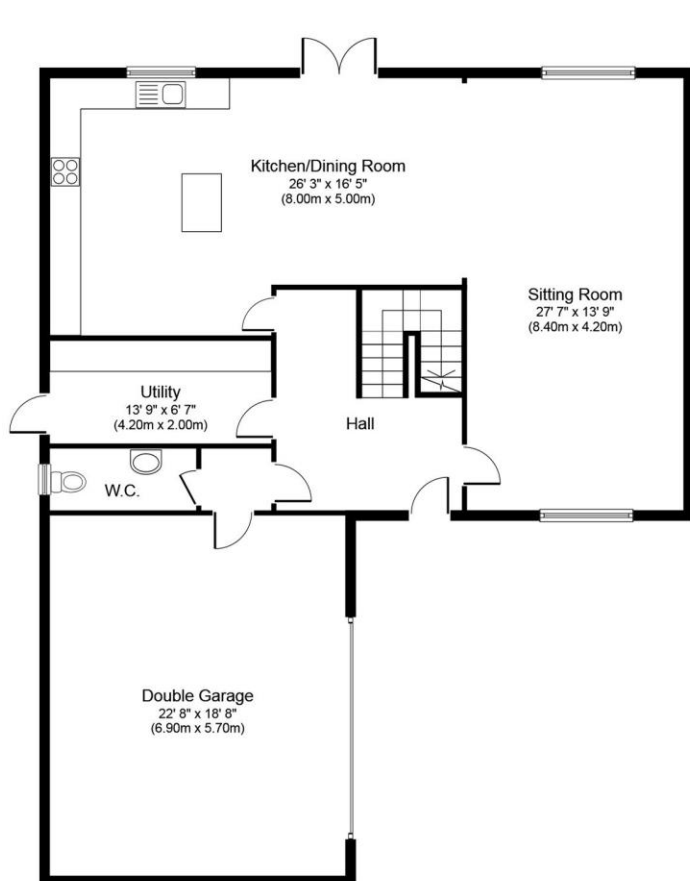
TENURE Freehold.

WHAT3WORDS entry.whom.stopwatch

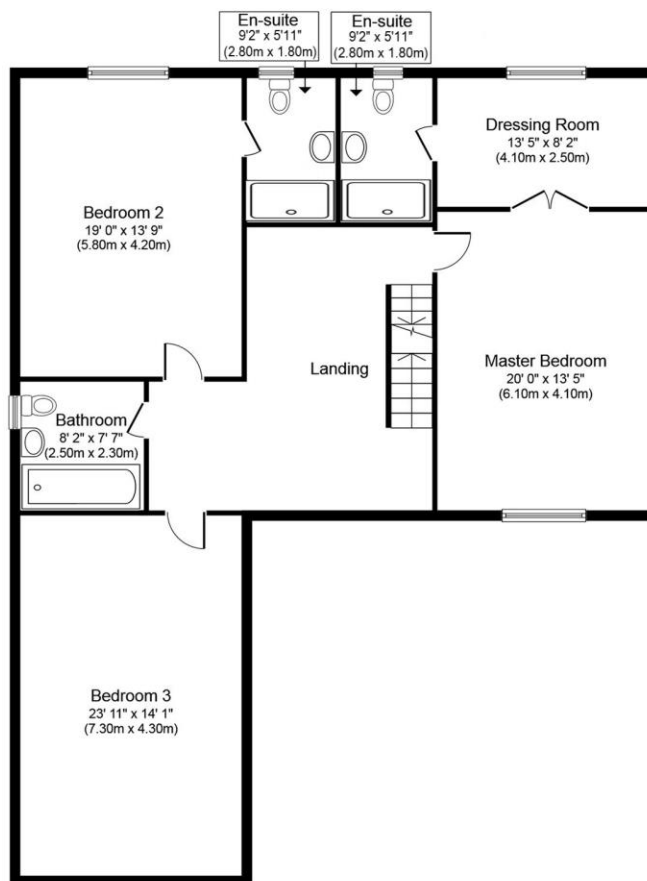
EPC predicted C rating.

VIEWING by prior appointment only through David Burr estate agents.

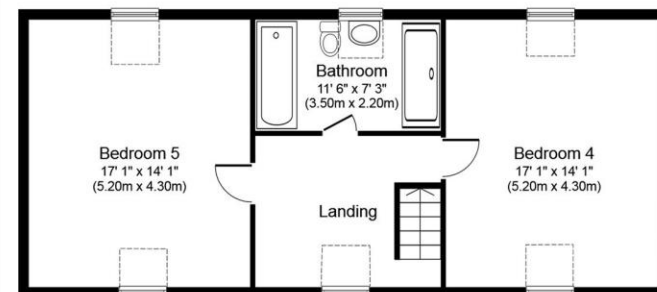




Ground Floor
Approximate Floor Area
1,551 sq.ft.
(144.1 sq.m.)



First Floor
Approximate Floor Area
1,441 sq.ft.
(133.9 sq.m.)



Second Floor
Approximate Floor Area
689 sq.ft.
(64.0 sq.m.)

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.

