



DAVID  
BURR

**8 Taylors Field**  
**Dullingham, Cambridgeshire**



# 8 Taylors Field, Dullingham, Cambridgeshire, CB8 9XS

Dullingham is a particularly sought after village which lies approximately 4 miles south of the historic racing town of Newmarket. The village has two public houses, a village church, school and a railway station providing links to Cambridge and London. Further amenities such as shops, restaurants and schools can be found in the nearby Newmarket with Cambridge 12 miles and the M11 16 miles.

Nestled in the sought after village of Dullingham, this generously proportioned four-bedroom detached home offers the perfect blend of space and privacy. Boasting light-filled, expansive rooms throughout, the property features a welcoming entrance hall, sitting room, dining room, a well-equipped kitchen, a convenient utility room, cloakroom, family bathroom, and four large bedrooms, with the master benefiting from an ensuite. Outside, you'll find ample off-street parking, an integral double garage, and a charming rear garden with stunning, far-reaching views over paddocks.

## A generous four-bedroom detached home in Dullingham, offering nearly 1,600 sq. ft of accommodation.

### Ground Floor

**ENTRANCE HALL** Door and window to front aspect and stairs rising to the first floor.

**SITTING ROOM** With a large bay-window to front aspect, an electric fireplace and French doors opening to the:

**DINING ROOM** French doors leading outside.

**KITCHEN** Fitted units with worktops over and an inset double sink and drainer. Integrated appliances include a cooker, hob and extractor fan. Window to rear aspect.

**UTILITY ROOM** Fitted worktops with an inset sink and drainer. Space and plumbing for appliances and a door leading outside.

**CLOAKROOM** Fitted with a wash hand basin and WC.

### First Floor

**LANDING** With a fitted airing cupboard.

**MASTER BEDROOM** A large room with a window to front aspect, fitted wardrobes and an **ENSUITE** with a shower cubicle, wash hand basin, WC and window to front aspect.

**BEDROOM 2** Window to front aspect and fitted wardrobes.

**BEDROOM 3** Fitted wardrobes and window to rear aspect.

**BEDROOM 4** Window to rear aspect and fitted wardrobes.

**BATHROOM** Fitted with a bath, wash hand basin, WC and a window to rear aspect.

### Outside

The front of the property enjoys a paved driveway that provides parking for several vehicles and access to the **INTEGRAL DOUBLE GARAGE**. Beside the driveway is a paved terrace with a number of mature planted shrubs. The rear garden is predominately lawned with established shrubs and plants with a multi-level paved terrace. Beyond the boundary of the property, there are far reaching views over fields.

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## Material Information

**SERVICES** Air source heat pump central heating. Mains electric, drainage and water. The solar panels that serve the property were fitted around 7-8 years ago. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND F** (£3,242.47 per annum).

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional brick construction.

**WHAT3WORDS** viewer.flocking.tiny

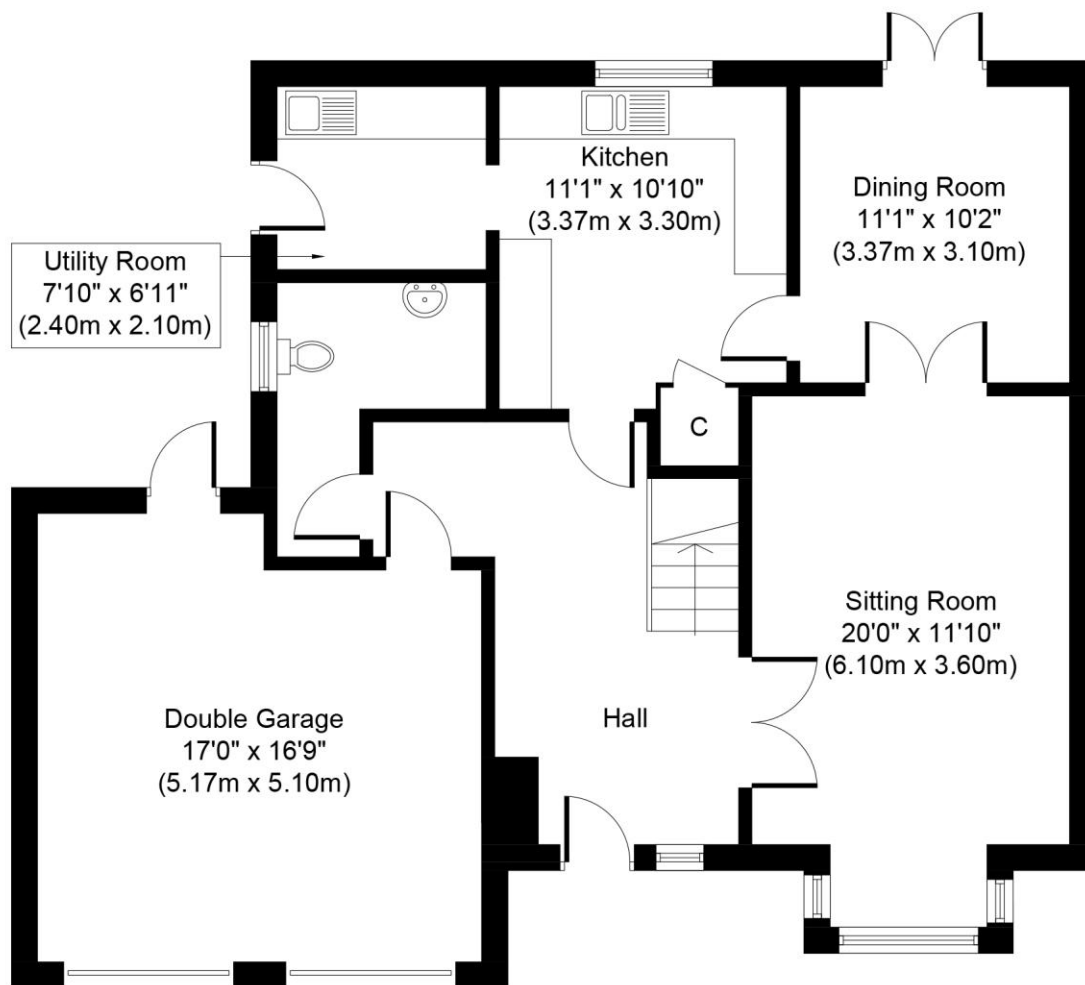
**EPC** tbc.

**COMMUNICATION SERVICES: (Broadband):** Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. **Phone signal:** Likely with all major providers.

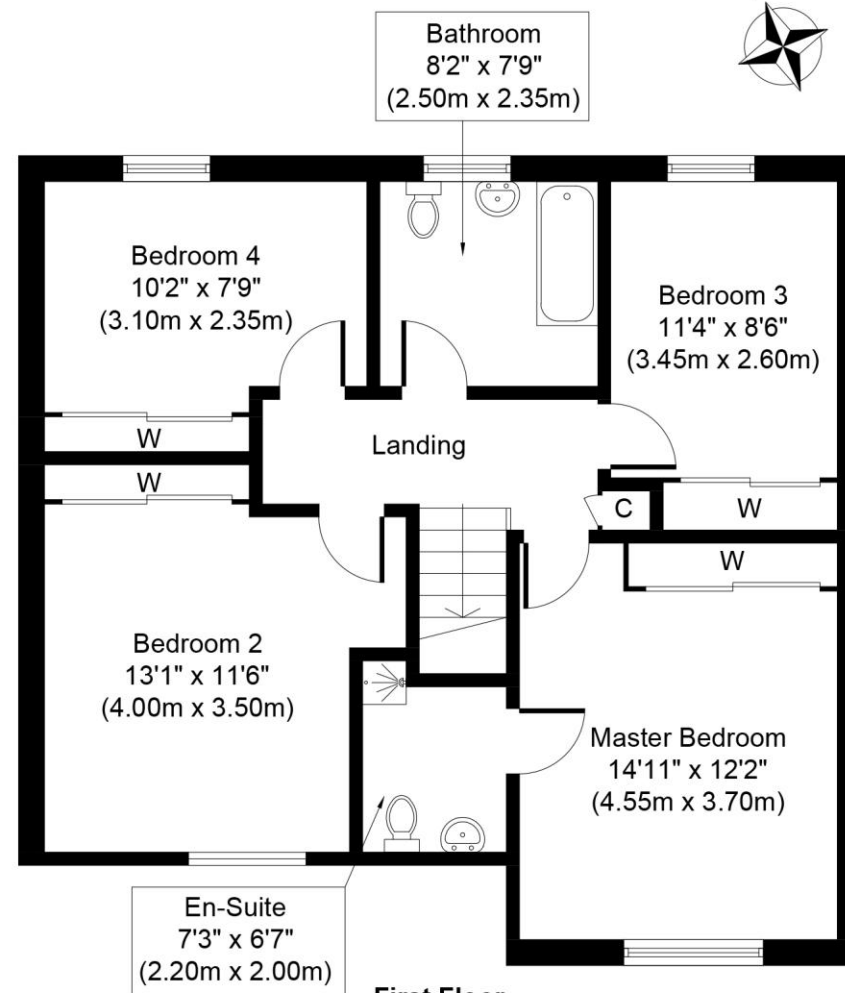
**VIEWING** by prior appointment only through David Burr estate agents.

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**Ground Floor**  
Approximate Floor Area  
1057 Sq. ft.  
(98.2 Sq. m.)



**First Floor**  
Approximate Floor Area  
793 Sq. ft.  
(73.7 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. 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.

