

Church Road, Carlton, Newmarket, CB8 9JZ

CHEFFINS

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Carlton, Newmarket,
CB8 9JZ

5 3 4

£3,000 PCM

- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: G
- Oil Fired Central Heating
- Generous Gardens
- Off Street Parking
- Countryside Views



A unique newly refurbished and substantial detached family home occupying a generous plot in a rural position with attractive countryside views on the edge of Carlton village. Offering spacious and versatile accommodation throughout, the property comprises entrance hall, kitchen/breakfast room, 4 reception rooms, principal bedroom with en-suite shower room, 2 further double bedrooms, 2 single bedrooms, family bathroom and additional shower room. Externally, the property benefits from a generous garden and ample off-street parking. Unfurnished. Available now. EPC: D and Council Tax Band: G.









LOCATION

Set in a peaceful countryside location on the edge of Carlton village, the property offers the ideal balance of rural living and excellent connectivity. Newmarket is just a short drive away, providing a wide range of shops, restaurants and leisure facilities, while Cambridge is within easy commuting distance for employment, education and cultural attractions. Surrounded by attractive countryside and charming villages, the area also benefits from convenient access to the A11, linking Cambridge, Bury St Edmunds, Norwich and the M11 towards London. Rail services from Whittlesford and Cambridge provide regular connections to London and beyond, making this an ideal location for commuters, families and professionals.

PORCH
door to:

ENTRANCE HALL
stairs rising to first floor and doors to kitchen/breakfast room, sitting room, dining room and snug and side door to garden.

KITCHEN/BREAKFAST ROOM
newly fitted kitchen with base and wall units, work tops, 1.5 bowl sink with window to front aspect above, integrated appliances including double oven, induction hob with extractor hood above, fridge freezer and dishwasher wash and bay window to side aspect with views over adjacent paddocks.

SITTING ROOM
feature fireplace with working log burner and window to side aspect with paddock views.

DINING ROOM
window to front aspect and door to:

UTILITY/PLANT ROOM
base units, work top, sink with window to side aspect above, space and plumbing for a washing machine and tumble dryer, water softener, oil central heating boiler and hot water cylinder.

SNUG
window to rear aspect, door to rear hallway and door to:

WC
wc, wash basin and window to rear aspect.

REAR HALLWAY
2 built in cupboards, side door to garden and doors to the garden room, study, shower room and bedrooms 4 & 5 off.

GARDEN ROOM
roof lantern, window to side aspect with paddock views and patio doors to front aspect.

STUDY
2 built in cupboards and window to rear aspect.

SHOWER ROOM
shower enclosure, wc, wash basin, heated towel rail and window to rear aspect.

BEDROOM 4
window to rear aspect.





















BEDROOM 5
window to rear aspect.

STAIRS/LANDING
window to rear aspect, Velux skylight and doors to bedrooms 1, 2 & 3 and family bathroom off.

BEDROOM 1
feature fireplace (not in use), windows to front and side aspects and door to:

EN-SUITE SHOWER ROOM
shower enclosure, wc, wash basin, heated towel rail and high level window to landing.

BEDROOM 2
Feature fireplace (not in use) and windows to side aspect.

BEDROOM 3
windows to front and side aspects

FAMILY BATHROOM
shower enclosure, bath, wc, wash basin, heated towel rail, window to side aspect and door to:

LINEN CUPBOARD
fitted shelving.

OUTSIDE
The property benefits from a generous garden, predominantly laid to lawn, with gravelled pathways, borders, mature trees, and established hedgerows. There is also ample off-street parking.

Please note there is a paddock, some stabling and storage buildings which are not included within the tenancy but may be available by separate negotiation.

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

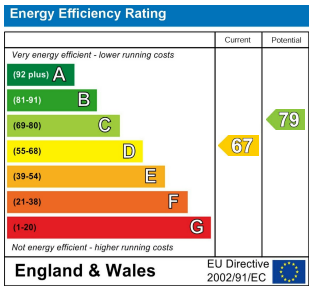
Holding Deposit - £692
Deposit - £3461










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
79
England & Wales
EU Directive 2002/91/EC









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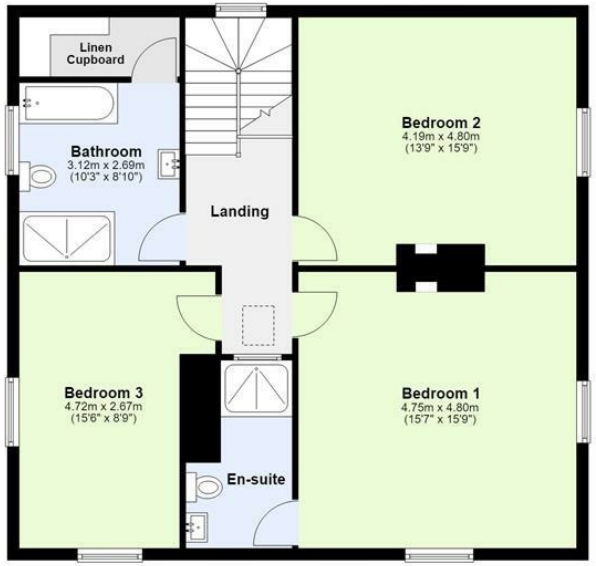
Ground Floor

Approx. 160.8 sq. metres (1730.6 sq. feet)



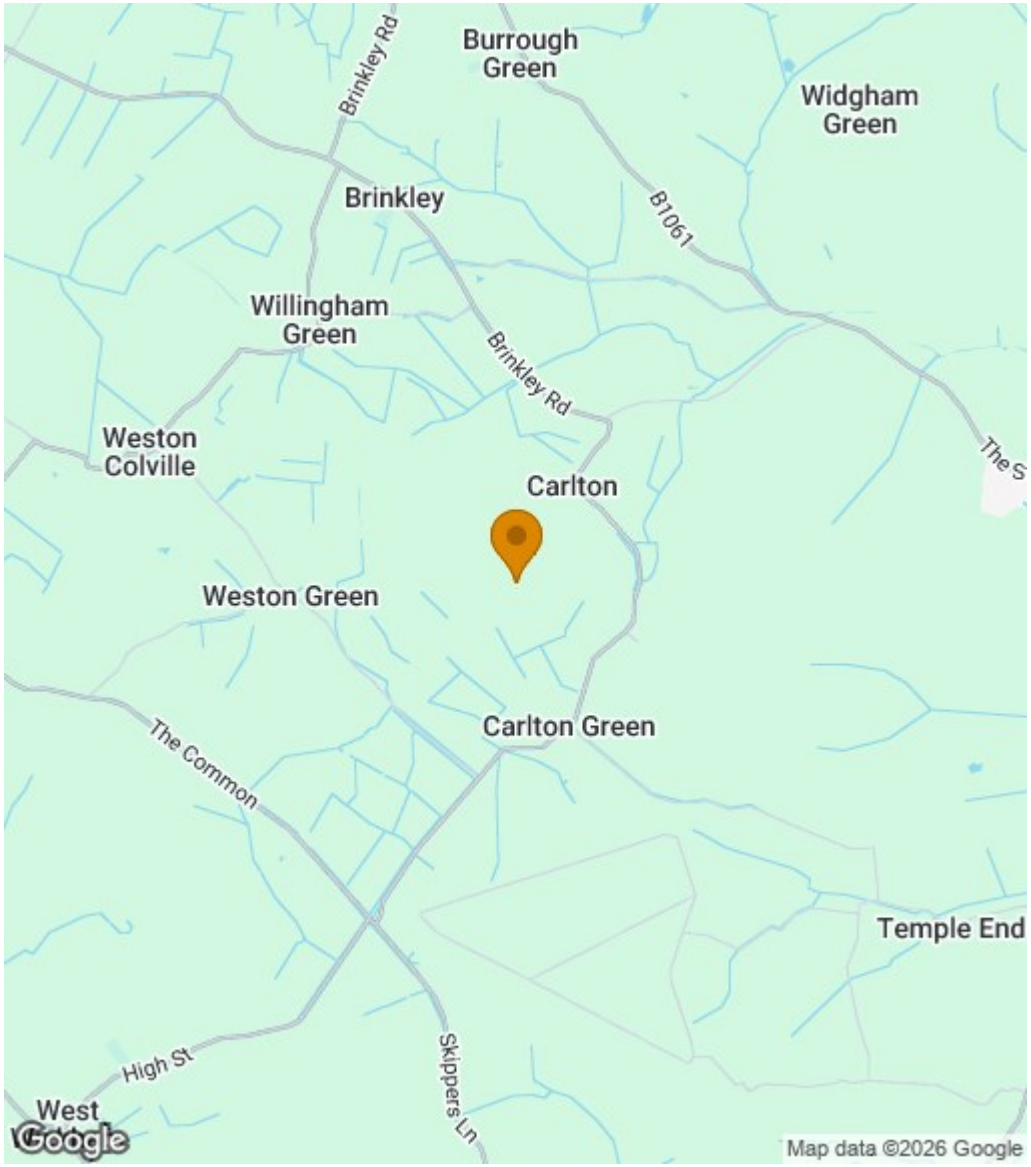
First Floor

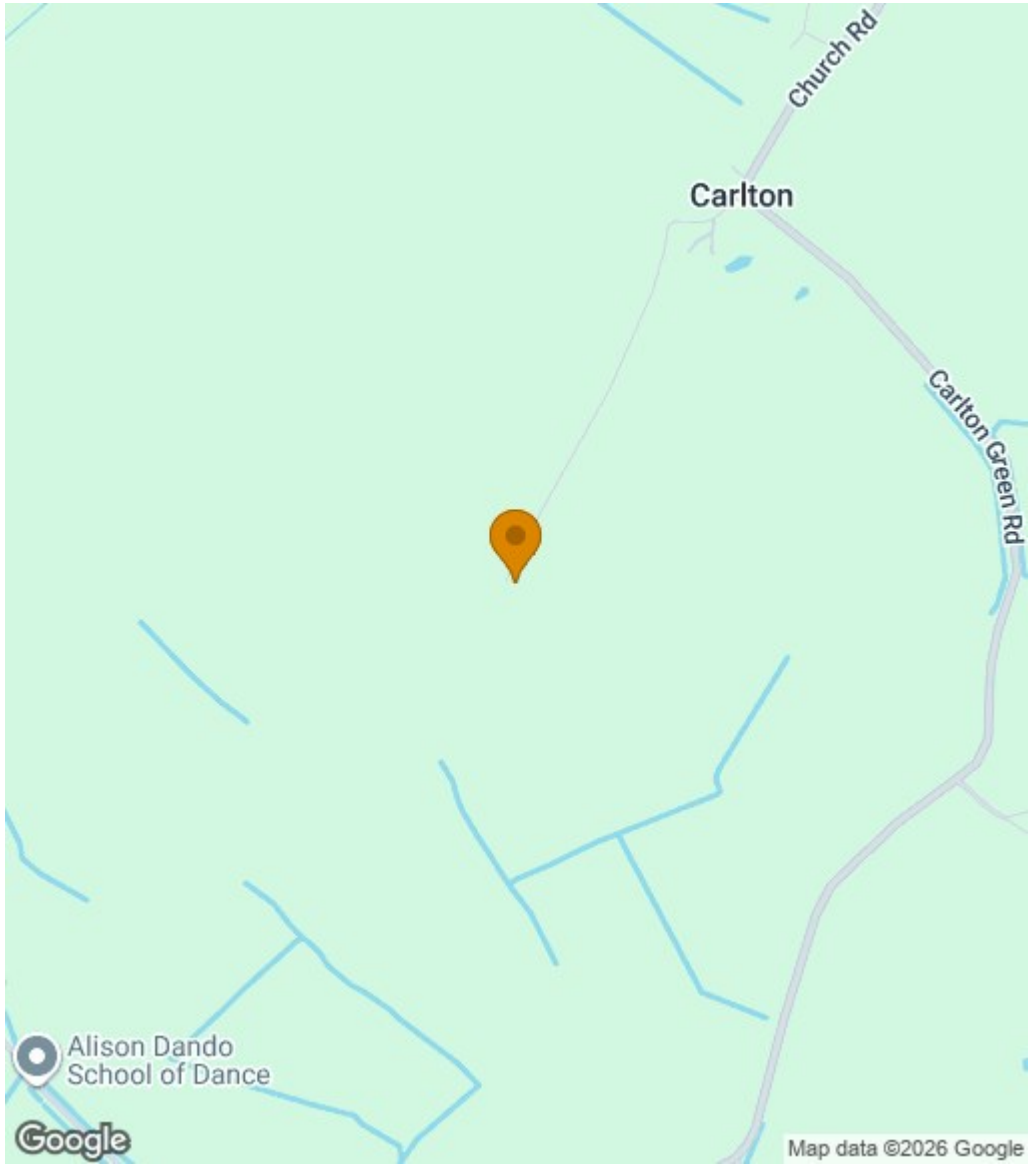
Approx. 85.9 sq. metres (924.8 sq. feet)



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Total area: approx. 246.7 sq. metres (2655.5 sq. feet)





Agents note:
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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.