



61 Ditton Green  
Woodditton, Newmarket, Suffolk, CB8 9SQ

Guide price £795,000



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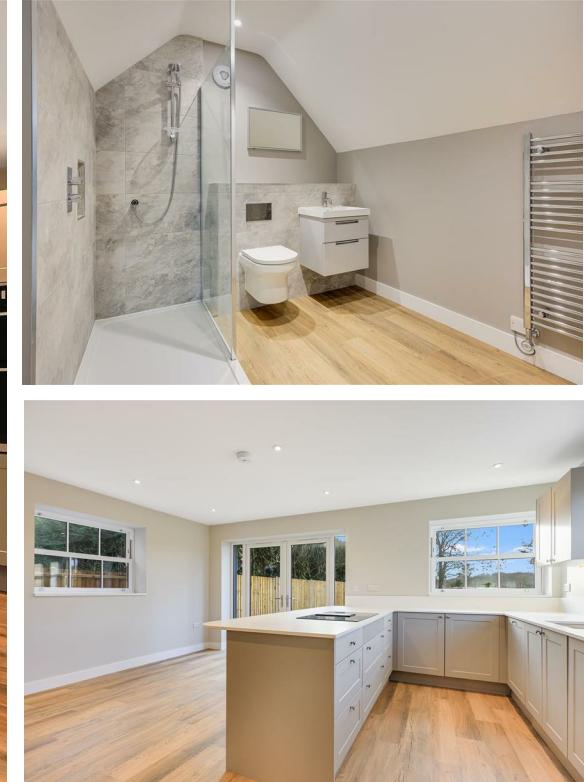
Woodditton, CB8 9SQ

- Large, detached, family house
- 5 bedrooms, 3 bathrooms
- Excellent specification
- Long south facing garden
- 10 year warranty
- EPC rating B

A brand new 5-bedroom detached family house of about 2000 sq. ft., including a fabulous open plan kitchen/family room, and a lovely long south-facing garden. Located in a sought-after and attractive village 12 miles from Cambridge and 4 miles from Newmarket.

The specification and finishes are impressive throughout this individual and attractive house. The accommodation is across three floors and includes versatile and well-planned family spaces, perfect for a large, busy family wanting a non-estate village setting, but the comfort and convenience of an easy-to-run, efficient home.

The ground floor centres around a large reception hall, double doors lead to the triple aspect kitchen/family room which is beautifully appointed and includes doors to the long garden. The kitchen itself is excellent and bespoke with plenty of cabinets, quartz worktops and a





good-sized peninsula with a breakfast bar. There is an induction hob with a down-draft extractor, double oven and integrated dishwasher, fridge and freezer. The living room is dual aspect, including doors to the rear terrace. There is a separate study, utility room and cloakroom with WC.

On the first floor, there are four bedrooms, and all are a good size. Bedroom two has an en-suite shower room and WC. There is a beautifully appointed family bathroom with a separate shower and WC.

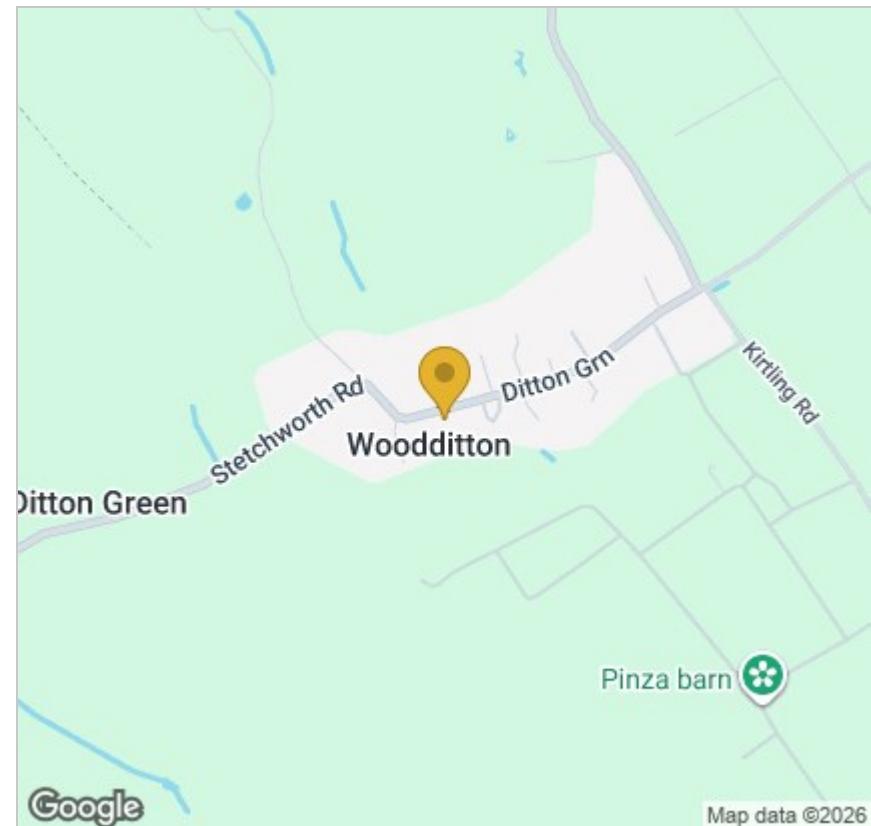
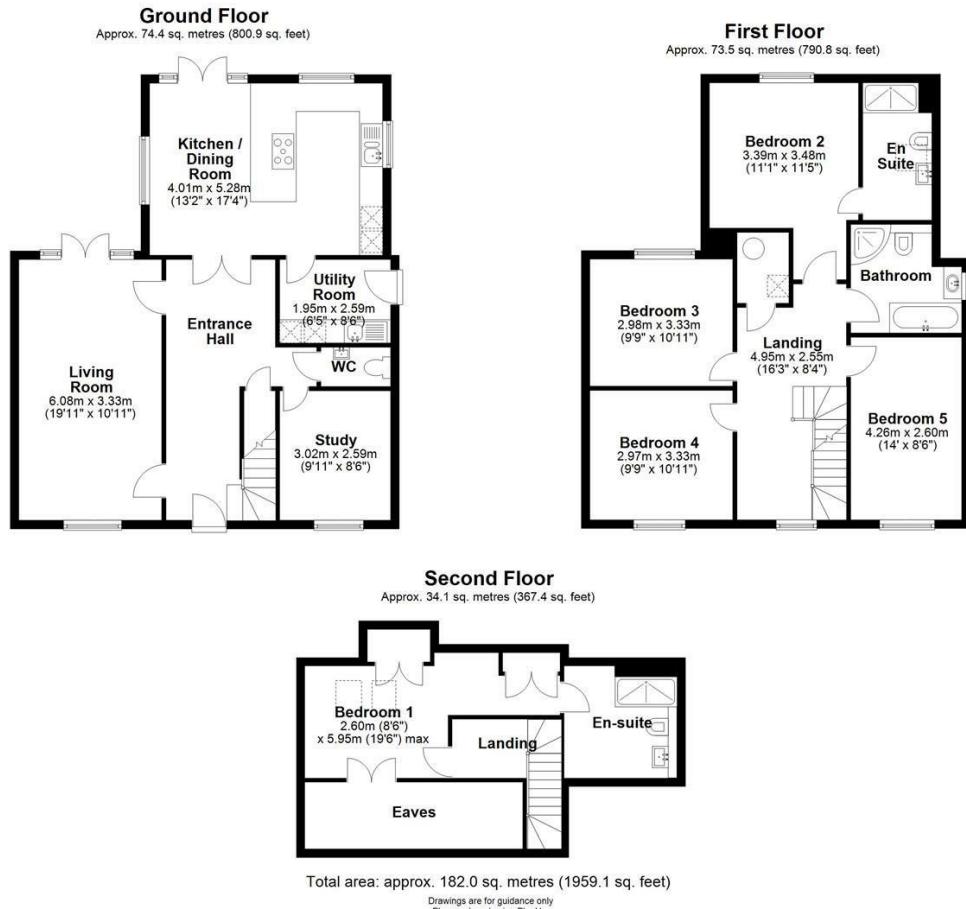
On the second floor is the main bedroom suite with built-in wardrobes and extensive eaves storage, as well as an en-suite shower room.

The house has an air source heat pump with underfloor heating and radiators, high-quality sash style double glazing, a burglar alarm, and wood-effect flooring and carpets throughout.

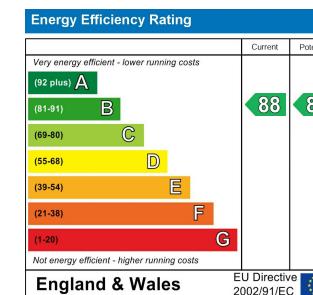
At the front, there is a block-paved driveway and garden. Side access leads to the rear garden, which is a surprisingly good size for a new house. It is mainly lawn and has a mix of post and rail and close boarded fencing to make the very most of the setting.

What3words: [///sketching.drifters.forget](https://what3words.com/sketching.drifters.forget)





## Energy Efficiency Graph



Tenure: Freehold  
Council tax band:

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