



23 Fox Green, Great Bradley

Guide Price £650,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are pleased to offer for sale, this 4./5 bedroom detached family home in the lovely village of Great Bradley. The property offers comfortable, modern living, with the current owners extending and modernising to create a stylish and usable home. Four good sized bedrooms on the first floor, a garden office and a double garage are all superb, however, the highlight is undoubtedly the extended kitchen/dining/living space room, which offers a modern, sleek kitchen, plenty of room for a large dining table as well as sofas, and bi-fold doors onto the rear garden patio area, making this a truly wonderful space. Great Bradley is located close to both Haverhill and Newmarket, with Cambridge a little further away making this perfect for commuters to these areas. There are also several countryside walks, of varying lengths nearby, ideal for dog walking or exercise.

Property Ref; LW0712





Part glazed entrance door into;

Entrance Hall

Stairs to first floor and doors through to;

Kitchen/Diner/Family Room 6.62m max x 9.69m max (21'8" x 31'9")

A simply stunning family space, which has been extended by the current owners. The kitchen comprises modern grey full height, wall and base units with quartz worksurface over, matching the centre island, which also benefits from breakfast bar seating. Sink inset with mixer tap over. Two separate eye-level ovens with additional integral microwave/3rd oven, induction hob with extractor over, and quartz splashback behind. Integral dishwasher, fridge/freezer and coffee machine. The dining area has bi-fold doors leading onto the rear garden patio area. Two skylight windows, plus additional window to the front aspect. Tiled floor and door through to;





Utility Room

3.26m x 1.66m (10'8" x 5'5")

Fitted with a range of grey wall and full height cupboards with complimentary worksurface over. Space and plumbing for washing machine, with additional space for dryer, should one be required. Water softener. Space for coats and shoe storage. Tiled floor and part glazed door to the rear of the property.

Cloakroom

2.13m max x 1.83m max (6'11" x 6'0")

W/C, and hand basin set onto vanity unit with storage under. Access to large understairs storage cupboard. Obscured window to front aspect.

Study/Playroom

2.67m x 2.87m (8'9" x 9'4")

Window to front aspect.



Sitting Room

3.87m max x 5.07m max (12'8" x 16'7")

A lovely bright room, benefiting from large bay window to side aspect, which has superb views over open fields, and additional window to the rear. Fireplace with wood burning stove inset and tiled hearth.

1st Floor

Landing

A spacious area with large airing cupboard, access to roof space. Roof light window and doors through to;



Master Bedroom

3.9m max x 4.49m max (12'9" x 14'8")

Fitted with a range of wardrobes. Windows to rear and side aspects with superb views over open fields. Door through to;

Ensuite

2.28m x 1.67m (7'5" x 5'5")

Three piece suite comprising W/C, shower enclosure with thermostatic shower within, and wall mounted hand basin. Heated towel rail and wall mounted mirror. Obscured window to rear aspect. Part tiled walls and tiled floor.

Bedroom 2

3.08m x 4.18m (10'1" x 13'8")

Window to side aspect.





Bedroom 3

3.48m x 3.04m (11'5" x 9'11")

Window to side aspect.

Bedroom 4

2.68m x 2.88m (8'9" x 9'5")

Window to front aspect, with countryside views.

Bathroom

2.26m x 2.25m (7'4" x 7'4")

Three piece suite comprising W/C. panelled bath, with shower over and glass shower screen. Hand basin set into vanity unit. Heated towel radiator. Tiled floor and part tiled walls. Obscured window to front aspect.



Garden office

3.26m x 3.78m (10'8" x 12'4")

Fitted with underfloor heating and hard wired internet connection. Double doors into the garden.

Double Garage

5.52m x 5.48m (18'1" x 17'11")

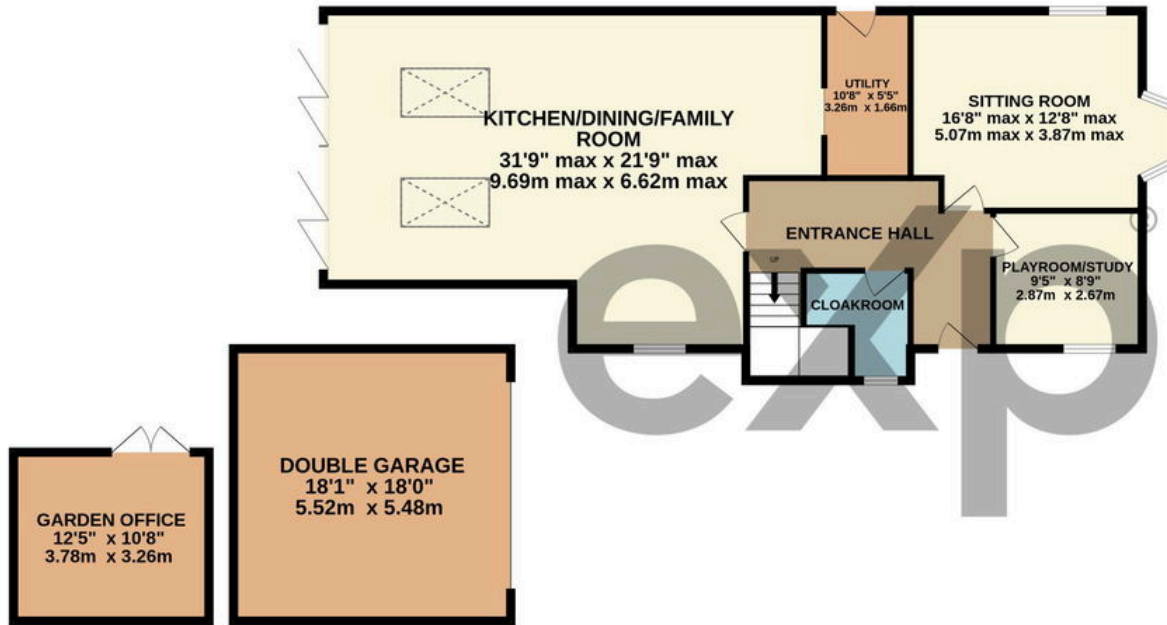
Electric double door, with additional personal door from the garden. Wall mounted boiler and fitted with power and light.



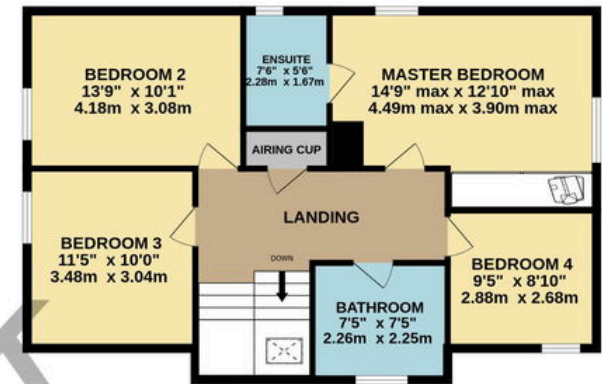
Outside

To the front of the property is a block paved driveway, providing parking for several vehicles, and leading to the double garage. The main part of the properties garden leads from the kitchen and consists of a large decked patio, which is ideal for entertaining. Two steps up, lead to the remainder of the garden which is mainly laid to lawn, with mature raised borders. The garden is enclosed by wooden fencing, with access gate to the front.

GROUND FLOOR
1517 sq.ft. (140.9 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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