



Fox Green, Great Bradley, Newmarket

Offers Over £500,000

LEE WILKINSON

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Fox Green, Great Bradley, Newmarket

Lee Wilkinson Estate Agents are please to offer for sale this family home, in the lovely village of Great Bradley. The property benefits from a larger than average, Southerly facing rear garden, detached double garage, four well proportioned bedrooms, as well as three separate reception rooms. Set in a quiet cul-de-sac, this property offers peace and quiet, and is sold with the benefit of no onward chain, and the potential to extend (stpp), as well as plentiful off road parking. Great Bradley is located approximately seven miles from Newmarket, and thirteen miles from the City of Cambridge, which both offer an extensive range of leisure, retail and social facilities. Local train stations at Dullingham, Newmarket and Great Chesterfield, provide easy commuter access into both Cambridge and London, should it be needed.

Property ref; LW0712





Part glazed entrance door into;

Entrance Hall

A lovely welcoming space. Fitted with wooden floor. Stairs to first floor and doors through to;

Sitting Room

3.88m max x 4.49m max (12'8" x 14'8")

A wonderfully bright and airy room with both a window and double doors to the rear aspect, also giving access to the rear garden patio area. Open fireplace with wood surround and tiled hearth.





Study

2.68m x 2.87m (8'9" x 9'4")

Wooden floor and window to front aspect.

Cloakroom

2.14m max x 1.8m max (7'0" x 5'10")

W/C and wash hand basin. Access to understairs cupboard. Part tiled walls and obscured window to front aspect.

Dining Room

3.49m x 3.02m (11'5" x 9'10")

Another bright and airy room with dual aspect windows to front and side aspects. Wooden floor.

Kitchen

3.05m x 4.18m (10'0" x 13'8")

Fitted with a range of wall, full height and base units with granite work surface over, and matching splashback. 1½ bowl stainless steel sink with both mixer tap and separate filter drinking water tap over. Eye level double oven, four ring hob with extractor over. Wall mounted boiler concealed in cupboard. Integral fridge/freezer, space and plumbing for dishwasher. Fitted with water softener. Windows to rear and side aspect, with lovely views over the garden. Door through to;

Utility Room

3.25m x 1.66m (10'7" x 5'5")

Fitted with a range of full height and base units, complementing the kitchen units, with work surface and splashback over. Stainless steel sink and drainer inset with mixer tap over. Space and plumbing for washing machine, with additional space for separate dryer should it be required. Part glazed door into rear garden.

1st Floor

Landing

A spacious area, with skylight window, access to loft space and large double airing cupboard. Doors through to;

Master Bedroom

3.89m max x 4.5m max (12'9" x 14'9")

Fitted with an extensive range of wardrobe storage. Large window to rear aspect, bringing in plenty of natural light. Door through to;





Ensuite

2.29m x 1.66m (7'6" x 5'5")

Three piece suite comprising large shower enclosure, W/C and pedestal hand basin. Heated towel rail and electric shaver point. Wall mounted mirror and part tiled walls. Obscured window to rear aspect.

Bedroom 2

3.08m x 4.17m (10'1" x 13'8")

Again, fitted with an extensive range of wardrobes. Window to rear aspect over looking garden

Bedroom 3

3.49m x 3.02m (11'5" x 9'10")

Dormer window to front aspect.

Bedroom 4

2.69m x 2.87m (8'9" x 9'4")

Dormer window to front aspect.

Bathroom

2.23m x 2.24m (7'3" x 7'4")

Three piece suite comprising bath with shower attachment over, W/C and pedestal wash hand basin. Heated towel radiator and electric shaver point. Mirrored wall cabinet and obscured window to front aspect. Part tiled walls.

Outside

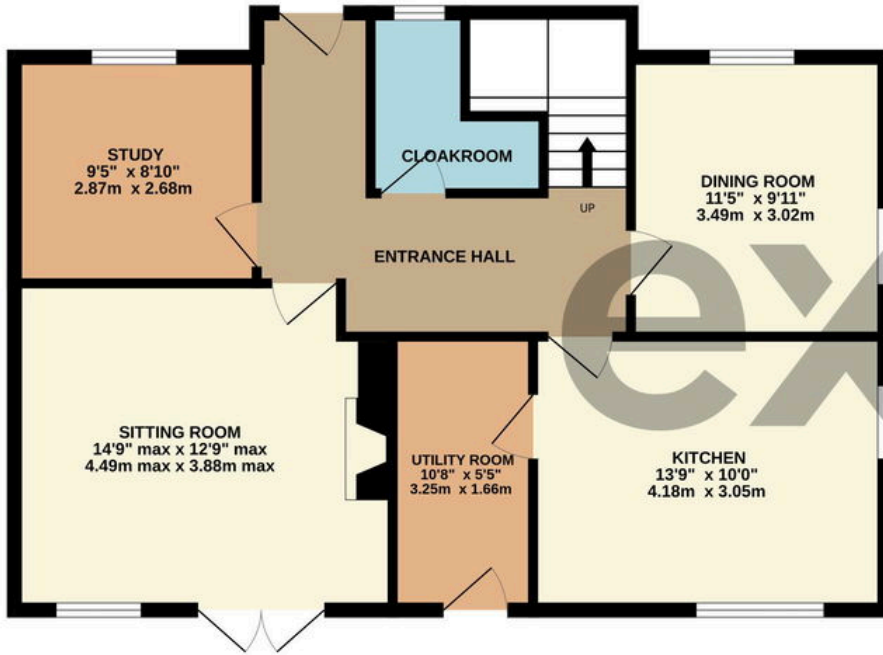
To the front of the property is a lawned garden with mature shrubs and paved path leading to the front door which also benefits from a storm porch over. The driveway leads to the side of the property, to the block paved parking in front of the double garage, in total providing parking for numerous vehicles. The rear garden is of good size being mainly laid to lawn with easy maintenance shrub borders. A paved patio area adjoins the immediate rear of the property, with wooden pergola over, providing a pleasant space for outdoor entertaining. The majority of the garden is enclosed by wooden fencing.

Double Garage

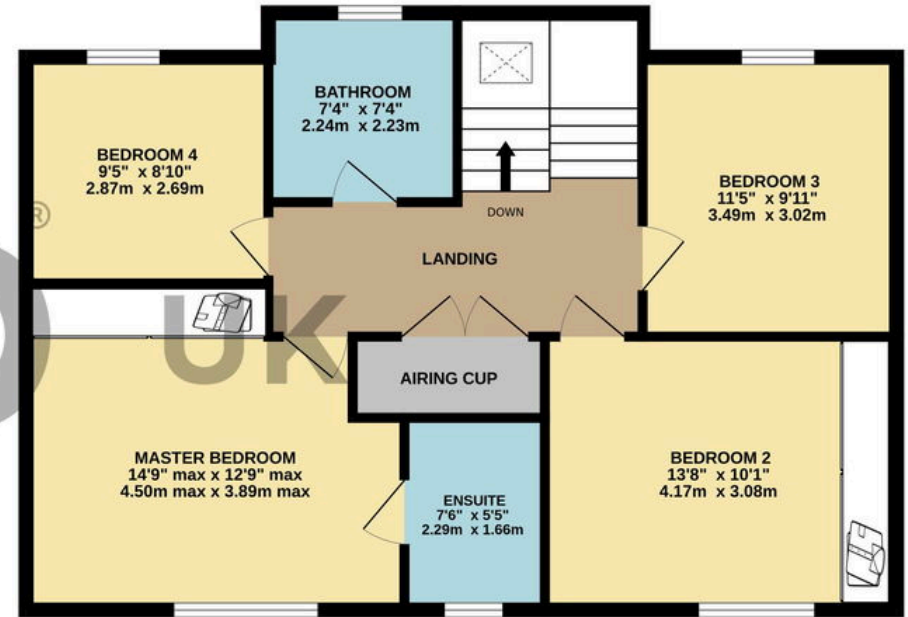
5.52m max x 5.38m max (18'1" x 17'7")

Electric garage door, plus personal door to side. Loft storage area. Power and light.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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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