



Bush & Co.



24 Clarendale Estate, Great Bradley, Newmarket, CB8 9LN

Offers Around £299,995 Freehold



Great Bradley is a peaceful village on the Cambridgeshire / Suffolk border, equidistant between Cambridge and Bury St Edmunds and also well served by the nearby market towns of Newmarket and Haverhill. The village itself contains a village hall, playing fields and church whilst neighbouring villages and towns provide good schooling for all ages, shops and facilities.

This low maintenance detached family home pleasantly fronts a green area and is situated close to the playing fields, benefiting from double glazing and an oil fired radiator heating system.

The entrance hall has a door to the front with glazed panels, tiled floor and stairs to the first floor accommodation with useful under stairs storage. There are openings to both sitting/dining room and kitchen.

The dual aspect sitting/dining room is well proportioned and enjoys views over the green to the front and patio doors opening into the garden to the rear.

The fitted kitchen comprises a range of wall and base units and contrasting work surfaces with inset sink and drainer and integrated appliances including electric double oven and hob with extractor over and dishwasher. There is a door to the side which leads to the garden as well as tiled flooring and splash backs, plumbing for washing machine and recessed spotlighting.

The first floor landing has an airing cupboard and loft hatch.

Bedroom one is a generous double room located at the back overlooking the garden.

Bedroom two is a further double room at the back, also overlooking the garden.

Bedroom three is a smaller double room at the front overlooking the green with a built in cupboard.

The stylish re-fitted bathroom features a modern three piece suite with shower bath and curved glass screen, w.c with concealed cistern and vanity unit with wash hand basin. There are part tiled walls and a heated towel rail.

Outside - The gravelled frontage has shrub planting and pathway to the front door. A side gate provides access to the rear garden.

The low maintenance enclosed rear garden has lawned and paved areas, an outside tap, tool shed and further timber shed. The rear gate leads to the driveway at the back which provides off street parking for one car.

The single garage has an up and over door and further side door into the garden.



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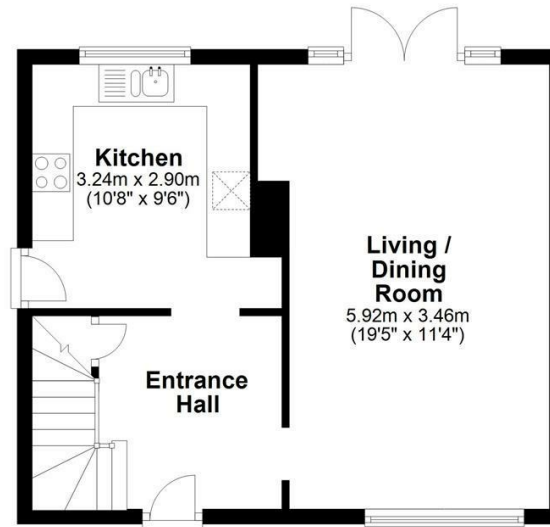
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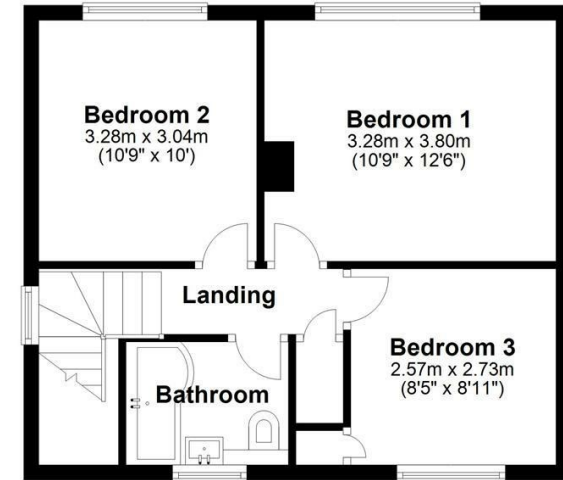
Ground Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - By Negotiation

Viewing - By Appointment

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