



**3 Green Park,
Brinkley, Cambridgeshire, CB8 0SQ
Guide Price £385,000**

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An impressive and immaculately presented four bedroom semi-detached home located in the popular village of Brinkley.

The property has been extended and renovated throughout to a high standard. Offering light and spacious accommodation including an open plan

kitchen/dining/family room and a superb master suite with large en-suite shower and walk in wardrobe.

Externally offering ample parking and rear garden with excellent workshop.

EPC (C)

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

With window to the front aspect, access and door leading through to:

Entrance Hall

Lovely spacious entrance hall with stairs rising to the first floor, understairs storage, radiator, cupboard housing hot water cylinder, cupboard housing oil fired boiler, access and door leading through to:

Study 7'7" x 6'6" (2.31m x 1.98m)

With window to the front aspect, radiator, storage cupboard.

Cloakroom

Comprising pedestal wash hand basin and low level WC, extractor.

Utility Room

Fitted with a range of eye level and base storage units, stainless steel sink, space and plumbing for washing machine, space for tumble dryer, door leading to side access.

Kitchen/Family/Dining Room 23'6" max x 17'2" max (7.16m max x 5.23m max)

Superb open plan living space with kitchen area fitted with a range of high quality eye level and base storage units, ceramic double sink with drainer, integrated Neff double oven with extractor over, integrated dishwasher, space for large fridge/freezer, bi-fold doors leading to garden, window to the rear aspect, double doors leading to:

Living Room 16'7" x 11'0" (5.05m x 3.35m)

With window to the rear aspect, part vaulted ceiling with Velux roof lights, radiator.

First Floor Landing

With access to loft space, access and door leading through to:

Master Bedroom 14'3" x 14'2" (4.34m x 4.32m)

With window to the rear aspect, walk in wardrobe, access and door leading to:

En-Suite

With suite comprising double shower cubicle, vanity hand basin, low level WC, ladder style radiator, window to the front aspect.

Bedroom 2 12'5" x 10'11" (3.78m x 3.33m)

With window to the rear aspect, radiator.

Bedroom 3 12'3" x 10'9" (3.73m x 3.28m)

With window to the rear aspect, radiator.

Bedroom 4 7'9" x 7'9" (2.36m x 2.36m)

With window to the rear aspect, radiator.

Bathroom

Re-Fitted family bathroom with suite comprising panel bath with shower over, vanity hand basin, low level WC, ladder style radiator, part tiled walls, tiled flooring, window to the front aspect.

Outside - Front

With block paved drive to the front of the property allowing off road parking, ornamental fish pond, gated access to the rear garden.

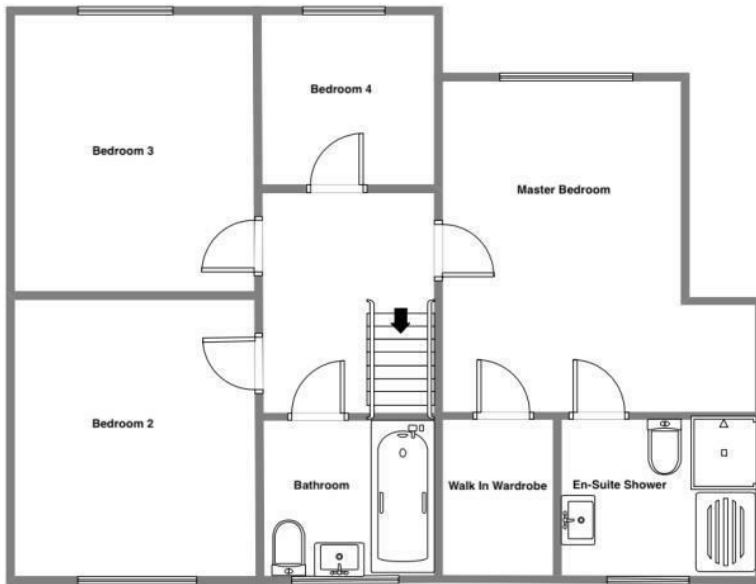
Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, paved patio area, outside lighting, timber built workshop with power and lighting connected.

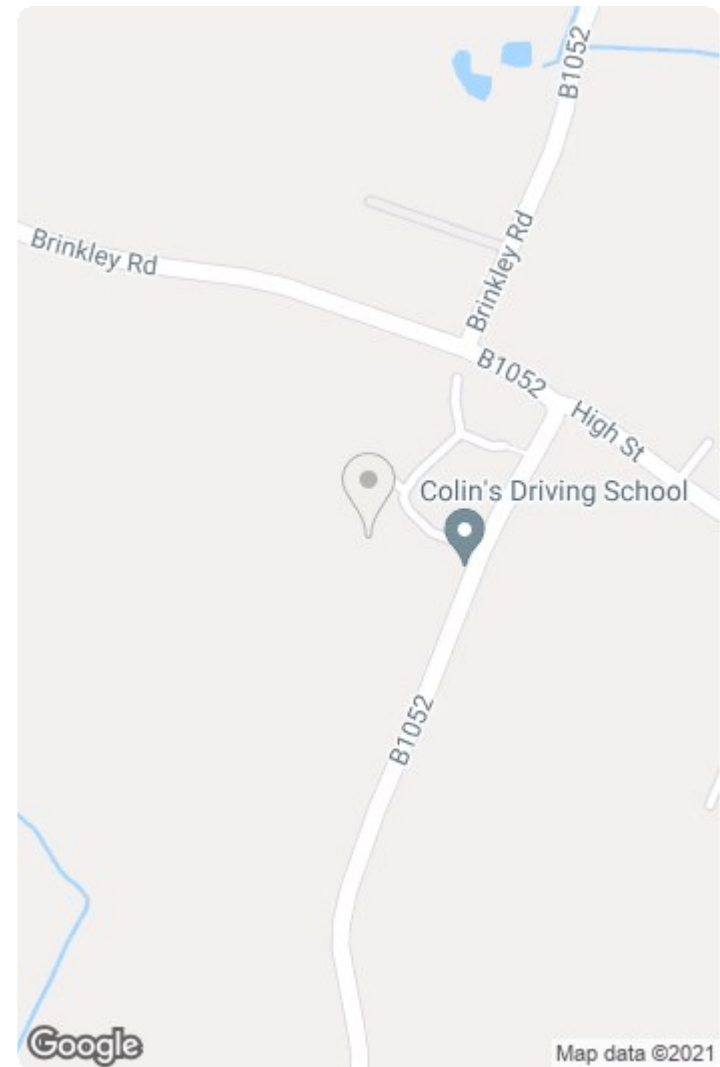




Ground Floor
Plans are not to scale and are for guidance only



First Floor
Plans are not to scale and are for guidance only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	80	F	G

Energy Efficiency Rating Legend:

Very energy efficient - lower running costs	A
11-41	B
23-55	C
35-50	D
47-55	E
52-55	F
65-75	G
Not energy efficient - higher running costs	

Environmental Impact (CO₂) Rating Legend:

Very environmentally friendly - lower CO ₂ emissions	A
101-101	B
102-103	C
104-104	D
105-105	E
106-106	F
107-107	G
Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

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