



**Plot 3, Green Man Terrace
Six Mile Bottom, Cambridgeshire**

**DAVID
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Plot 3 Green Man Terrace London Road, Six Mile Bottom, Cambridgeshire, CB8 0UF

Six Mile Bottom, located just outside Newmarket, offers a peaceful countryside setting with easy access to nearby amenities. The village features a local shop and green spaces, along with good schools nearby. Its location provides quick access to the A11, connecting residents to Cambridge and Bury St Edmunds. With the scenic countryside nearby and Newmarket's shops and horse racing a short drive away, Six Mile Bottom offers a balance of rural tranquillity and modern convenience.

Introducing a carefully designed collection of four semi-detached homes within an exclusive new development near to Cambridge and with easy access to the A11. These stylish properties combine modern design with a range of useful features, offering thoughtfully planned interiors, high-quality fittings, and landscaped gardens ideal for the modern way of life. Practical and attractive, the homes also provide private parking with EV charging points.

A select development of only four properties positioned with great access links to Cambridge, finished to a high specification.

Ground Floor

ENTRANCE HALL A welcoming space featuring a staircase rising to the first floor and a cupboard housing the air source heat pump controls.

SITTING ROOM A bright and comfortable reception area with large, double-glazed windows at the front and side, seamlessly connecting to:

KITCHEN/DINING ROOM This modern and functional kitchen is fitted with matching base and wall units, complemented by tiled splashbacks and a central island. It includes high-quality integrated appliances such as a double oven, induction hob with extractor hood, fridge/freezer, dishwasher, washing machine, and tumble dryer. Bi-folding doors open to the garden, creating a seamless indoor-outdoor living experience.

WC Neatly designed with a double-glazed window to the front, a low-level WC, and a pedestal-mounted hand wash basin.

First Floor

LANDING Offers access to the loft and includes a built-in airing cupboard.

MASTER BEDROOM A spacious main bedroom with a double-glazed window to the front. The space is complemented with an ENSUITE featuring a double-width shower with a drench shower head, vanity unit with hand wash basin, low-level WC, and heated towel rail. Tiled walls and flooring complete the modern look.

BEDROOM 2 Another double bedroom with a double-glazed window overlooking the rear garden.

BEDROOM 3 Filled with natural light, this versatile double bedroom has a double-glazed window to the rear aspect.

FAMILY BATHROOM Well-equipped with a side-panel bath and overhead shower, vanity unit with hand wash basin, heated towel rail, and low-level WC. Tiled walls and flooring add a polished touch, with a double-glazed window to the front.

Outside

The front garden is landscaped with a neat lawn, picket fencing with matching gate and a pathway leading to the front door. Gated side access provides added privacy. The rear garden is also mainly laid with a lush

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lawn, and features a sleek resin patio. Enclosed by close board fencing, it also features convenient storage for bicycles and bins. Out the back of each property there is also two tandem parking spaces complete with an integrated EV charging point.

Material Information

SERVICES Air source heating. Mains water, drainage and electricity. Note, none of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND To be assessed.

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick construction.

WHAT3WORDS waltz.deleting.velocity

EPC To be assessed.

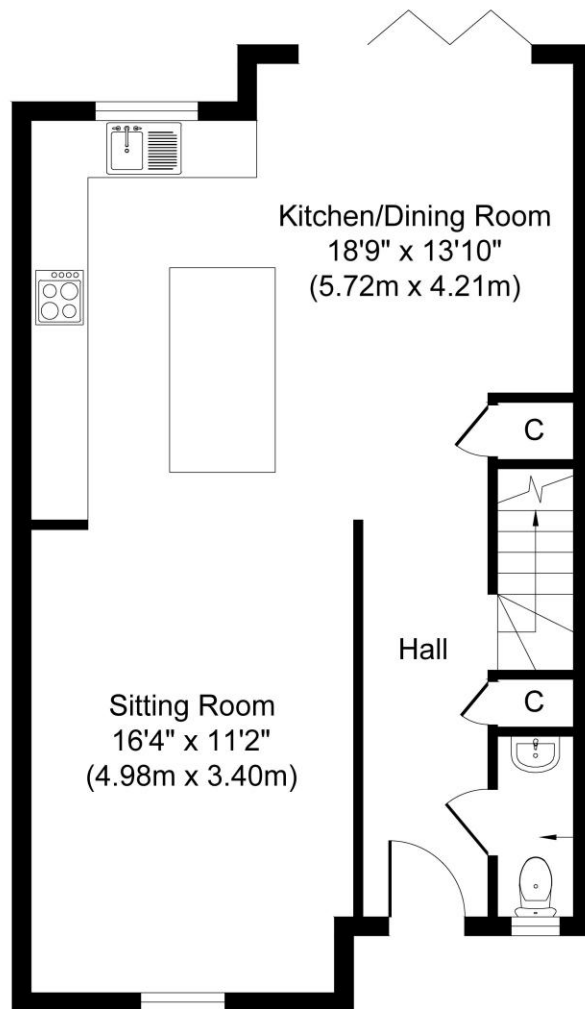
COMMUNICATION SERVICES: (Broadband): Fibre to the property.

Phone signal: Likely with all major providers.

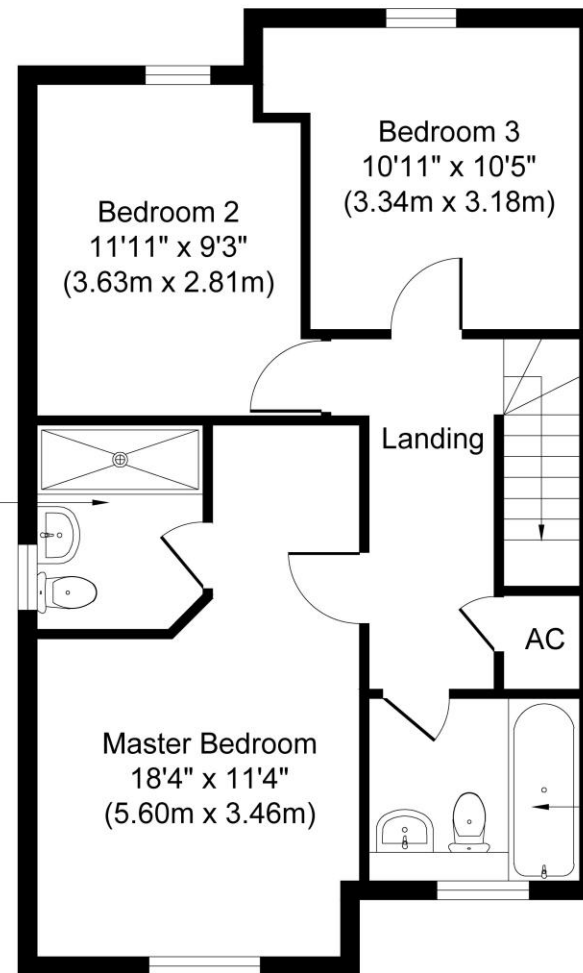
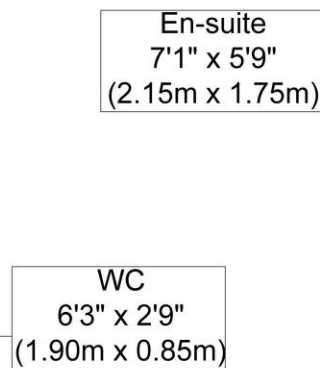
VIEWING by prior appointment through David Burr estate agents.

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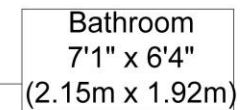




Ground Floor
Approximate Floor Area
566 sq. ft
(52.55 sq. m)



First Floor
Approximate Floor Area
566 sq. ft
(52.55 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

