



**16 Fox Green,
Great Bradley**

**DAVID
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16 Fox Green, Great Bradley, CB8 9NR

Great Bradley is a delightful village set in the beautiful countryside of the Stour Valley, with a church, village hall, park and playing fields. It offers excellent access to the home of British horse racing, Newmarket (7 miles) with a good range of amenities including shops, supermarkets and restaurants, leisure facilities including health clubs, swimming pool and golf club. The market town of Bury St Edmunds (12 miles) and the university city of Cambridge (13 miles) with fast direct trains to London, are both easily accessible.

This flexible home enjoys some deceptively spacious and versatile rooms to include a spacious hallway, an impressive vaulted sitting room, utility room, a large conservatory, four bedrooms with 2 ensuite bathrooms. Complete with the most beautiful, well stocked gardens, far reaching views and detached double garage and for sale with no onward chain.

An individual detached chalet style home standing in a well-regarded cul-de-sac, measuring in excess of 2,100 Sq. Ft of accommodation, also with stunning gardens of around a 0.33 of an acre.

Ground Floor

ENTRANCE HALL A bright and welcoming entrance with a staircase rising to the first floor, windows to the front, and a built-in coat and shoe storage cupboard. Also featuring an alarm system and doors leading to all main living areas.

SITTING ROOM An impressive vaulted, dual-aspect living space with windows to the front and French doors opening to the rear garden. A beautiful open fireplace provides a warm and inviting focal point.

DINING ROOM With direct access to the conservatory for seamless indoor-outdoor living.

KITCHEN/BREAKFAST ROOM Well-equipped with a matching range of eye-level and base units, sleek granite worktops, a one-and-a-half bowl sink with mixer tap, integrated double oven, and plumbing for a dishwasher. A breakfast bar adds functionality, with a window overlooking the rear and a door to the utility room.

UTILITY ROOM With further matching storage units, sink and drainer with mixer tap, oil-fired boiler, and door to the conservatory.

CONSERVATORY A large and airy additional living space, featuring ceiling fans and French doors that open onto the rear garden.

BEDROOM 1 A generous double bedroom with fitted sliding wardrobes, a rear aspect window, and door leading to the **ENSUITE** which is finished with a low-level WC, wash basins set into a granite-topped vanity unit, walk-in fully tiled corner shower cubicle, heated towel rail, and extractor fan.

BEDROOM 3 A generously proportioned double room with three front-facing double-glazed windows and fitted wardrobes.

BEDROOM 4 / STUDY A flexible space with a side window and fitted desk, perfect as a home office or fourth bedroom.

FAMILY BATHROOM Well-appointed with a panelled bath and shower attachment, separate corner shower cubicle with electric shower, low-level WC, pedestal wash basin, extractor fan, and side aspect window with shaver point.

First Floor

LANDING A versatile open space with a window to the front, ideal for use as a dressing area, reading nook, or home office. Overlooks the sitting room and provides access to:

BEDROOM 2 A bright and spacious room with front aspect window, loft access, a large airing cupboard housing the hot water cylinder, and its own **ENSUITE** which is complete with shower cubicle, low-level WC, and pedestal wash hand basin.

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Outside

A beautifully maintained front garden features a manicured lawn, mature flower beds, and a generous block-paved driveway with ample parking. Gated side access leads to the rear and a **DOUBLE GARAGE** with electric up-and-over door, power, and lighting. The rear garden is a stunning, private haven with a wide array of mature, well-stocked beds and borders. A large patio offers space for seating and al fresco dining. Additional features include an oil tank, wood store, water butts, greenhouse, and several sheds. A detached summerhouse provides a peaceful retreat with far-reaching views.

Material Information

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band D.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E. (£3,730.67 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers

WHAT3WORDS refills.neckline.diets

VIEWING Strictly by prior appointment only through DAVID BURR.

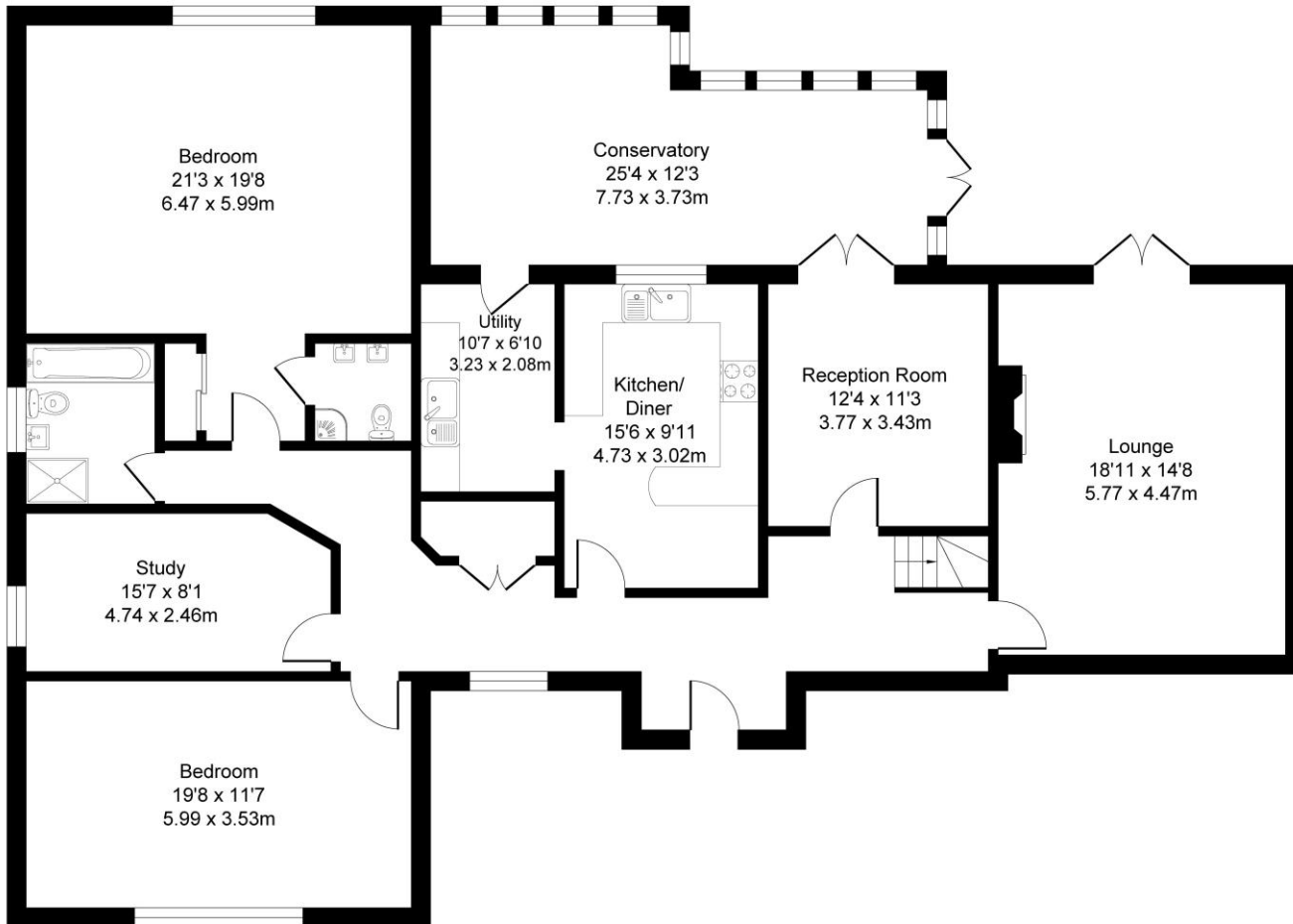
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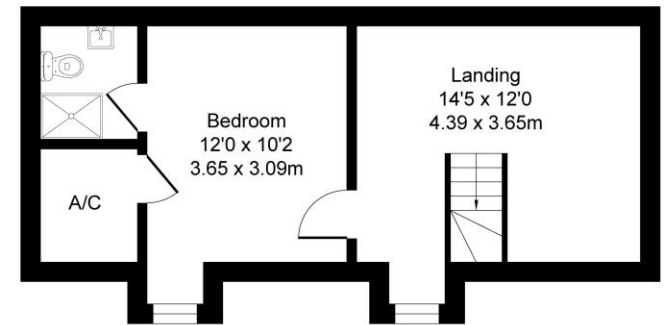
Ground Floor

Area: 159.2 m² ... 1714 ft²



First Floor

Area: 36.1 m² ... 389 ft²



Total Area: 195.3 m² ... 2103 ft²

All Measurements are approximate and for display purposes only

