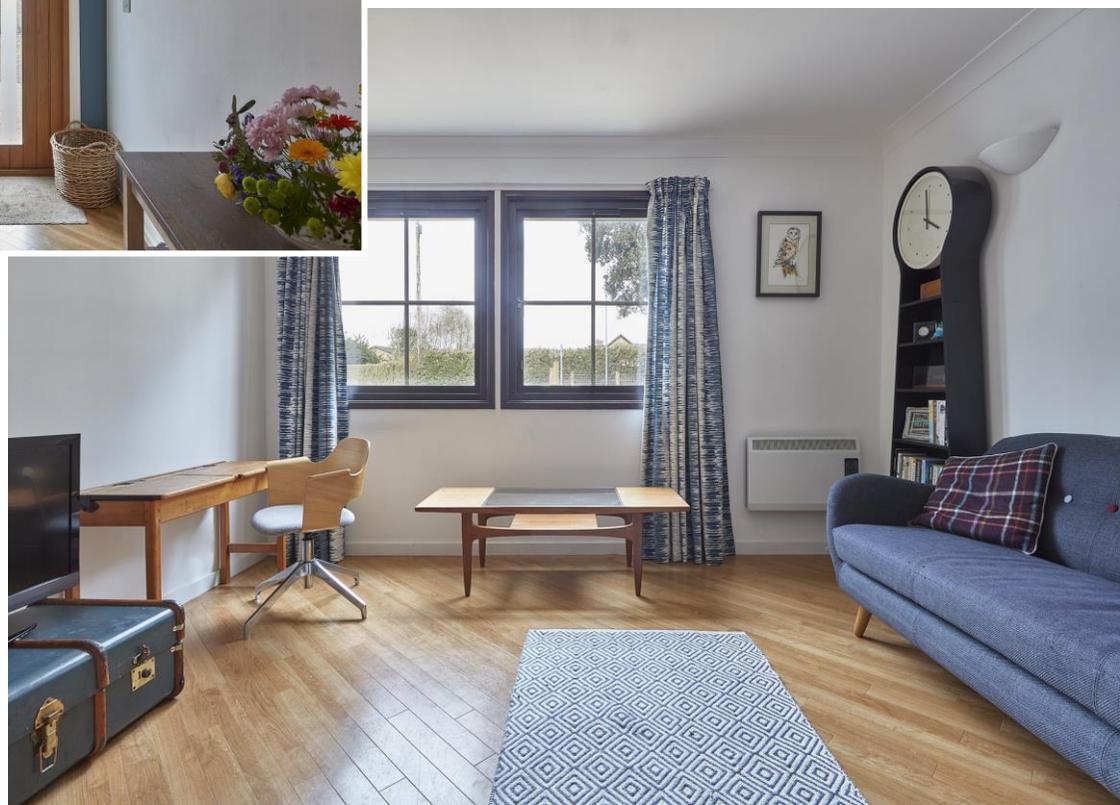




DAVID
BURR

**The Blackbirds, Weston Colville Road,
Brinkley, Cambridgeshire**



The Blackbirds, Weston Colville Road, Brinkley, CB8 0SG

Brinkley is set amidst undulating countryside some 12 miles east of the University City of Cambridge and approximately 6 miles from Newmarket. The village is well situated for access to the A11 dual carriageway which interconnects with the M11 motorway and many of the regions principal traffic routes. It features a pub, The Brinkley Lion and a church, St Mary's Church.

'The Blackbirds' is a spacious and fantastically presented three-bedroom, with the potential of a fourth, detached home situated within the ever popular village of Brinkley. The property enjoys spacious and stylish accommodation throughout with the lay-out lending itself to a number of versatile situations. Externally offering a spacious driveway, an integral garage, charming front and rear gardens with a detached cedar wood and Perspex studio.

A stylish and spacious detached house in Brinkley measuring in excess of 2,200 sq.ft of versatile accommodation.

ENTRANCE HALL A large space with 'Amtico' flooring.

SITTING ROOM Window to rear aspect, sliding doors leading outside, 'Amtico' flooring and an inset wood burning stove with a granite hearth and surround.

DINING ROOM / BEDROOM 4 Window to front aspect with 'Amtico' flooring.

KITCHEN An oak kitchen with granite worktops and an inset double sink and drainer. Integrated appliances include two ovens, hob, extractor and space and plumbing for freestanding appliances. 'Amtico' floor, partially tiled walls, window to side aspect and a door leading outside.

UTILITY ROOM Fitted units, worktops over and an inset sink and drainer. Plumbing and space for appliances, 'Amtico' flooring, window to front aspect and access to the integral garage.

CLOAKROOM Fitted with a wash hand basin, WC, 'Amtico' flooring and window to side aspect.

First Floor

LANDING / STUDY A spacious area with a 'Velux' window, access to the loft and ample space for a seating area or a work station.

MASTER BEDROOM Windows to both rear and side aspects, fitted storage in the eaves and an **ENSUITE** offering a wash hand basin, bath, heated towel rail, WC and window to side aspect.

BEDROOM 2 A fitted wardrobe, fitted eaves storage, window to front aspect and the **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, heated towel rail and WC.

BEDROOM 3 Windows to rear aspect, fitted wardrobe and additional eaves storage.

BATHROOM Stylishly designed with a shower cubicle, bath, wash hand basin, heated towel rail, WC, built in storage and window to front aspect.

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Outside

The front of the property offers a substantial gravel driveway providing parking for several vehicles and access to the **INTEGRAL GARAGE**. Surrounding the driveway are multiple flower beds stocked with established shrubs and trees. The charming rear garden is predominately lawned, however offers an abundance of character with a wonderful selection of mature trees, shrubs and plants, a paved terrace, various raised flower beds, a further seating area and an impressive cedar wood and Perspex **STUDIO**.

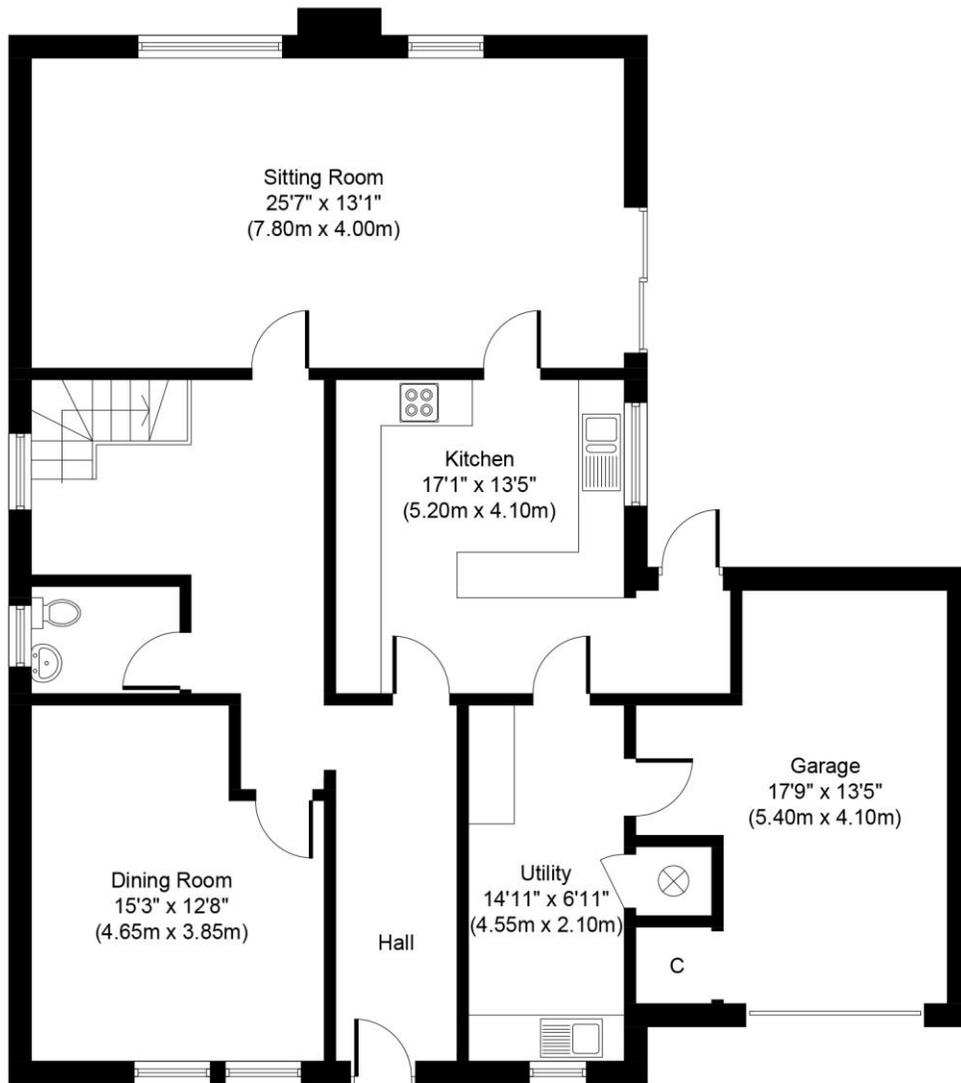
SERVICES Mains water, drainage and electricity with electric heating. 14 solar panels were installed in 2018. Note, none of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

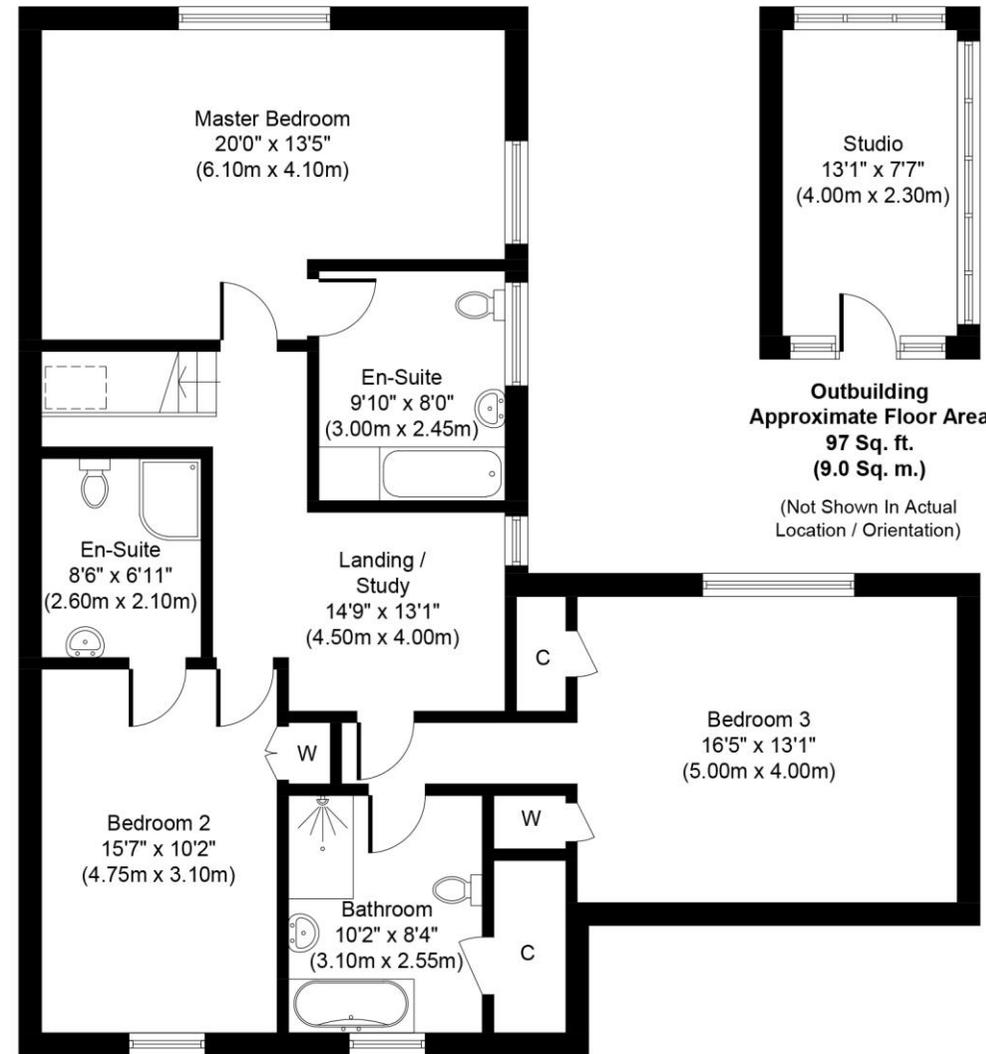
EPC D.

VIEWING by prior appointment only through David Burr estate agents.

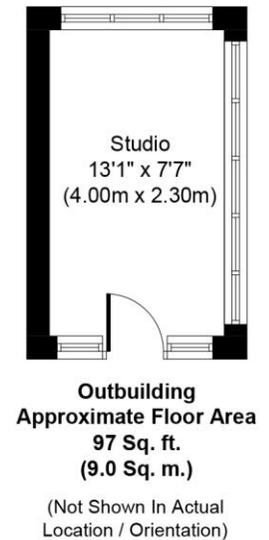




Ground Floor
Approximate Floor Area
1346 Sq. ft.
(125.1 Sq. m.)



First Floor
Approximate Floor Area
1131 Sq. ft.
(105.1 Sq. m.)



Outbuilding
Approximate Floor Area
97 Sq. ft.
(9.0 Sq. m.)
 (Not Shown In Actual
 Location / Orientation)

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. 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.

