



Fox Green, Great Bradley, CB8 9NR

**CHEFFINS**

## Fox Green

Great Bradley,  
CB8 9NR

- Detached Family Home
- Well Regarded Position
- 3 Reception Rooms
- 4 Bedrooms
- Large South Facing Garden
- Detached Double Garage
- NO CHAIN

A stunning 4 bedroom detached family home standing in a well regarded cul-de-sac in this desirable village with far reaching views over countryside. Boasting attractively presented accommodation comprising an entrance hall, 3 reception rooms, modern fitted kitchen, utility room, cloakroom, 4 bedrooms, ensuite facilities and a family bathroom. Externally the property enjoys an extensive driveway with access to a detached double garage. Complete with a generous SOUTH FACING rear garden which is immaculately maintained with pergola and further paved patio area. For sale with the advantage of no upward chain. Viewings essential.

4 2 3

Guide Price £550,000





## LOCATION

GREAT BRADLEY is a small, peaceful, village set in attractive countryside with a church and village hall. The nearby horseracing town of Newmarket (7 miles) offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Great Bradley is accessible from Haverhill (6 miles) and Cambridge (13 miles). There are 2, highly-regarded primary schools nearby and the railway station nearby in Dullingham (4 miles) has trains to Cambridge (20 mins).

## ENTRANCE HALL

with part glazed entrance door, Solid oak flooring, stairs leading to first floor.

## CLOAKROOM

with low level WC, hand basin, half tiled walls, window to front aspect, storage cupboard under stairs.

## STUDY

with radiator, window to front aspect, phone point.

## SITTING ROOM

with fireplace with marble hearth and surround, timber mantle, radiator, television point, pair of French doors leading to garden, window to rear aspect.

## DINING ROOM

with radiator, windows to front and side aspect.

## KITCHEN

with fitted units comprising 1 1/2 bowl sink and drainer with mixer tap and cupboard storage under, fitted base and wall units, granite worktops, integrated eye level double electric oven and grill with 4 ring electric hob and extractor hood over, integrated

fridge and freezer, space and plumbing for dishwasher, ladder style heated towel rail, cupboard housing oil fired central heating boiler, water softener, windows to side and rear aspect.

## UTILITY ROOM

with stainless steel sink unit and drainer with mixer tap and cupboard storage under, fitted base units, worktops with splashback wall, space and plumbing for washing machine, large cupboard for coats and shoes, radiator, half glazed door leading to rear garden.

## FIRST FLOOR

### LANDING

with double airing cupboard with cylinder immersion, access to part boarded roof space, Velux window to side and radiator.

### BEDROOM 1

with 3 double built in wardrobes, radiator, phone point, window to rear aspect.

### ENSUITE SHOWER ROOM

with half tiled shower cubicle, pedestal hand basin, low level WC, shaver point, extractor fan, radiator, window to rear aspect.

### BEDROOM 2

with 3 double built in wardrobes, radiator, window to rear aspect.

### BEDROOM 3

with radiator, window to front aspect.

### BEDROOM 4

with radiator, window to front aspect.

### FAMILY BATHROOM

with panelled bath with mixer tap and shower attachment, pedestal hand basin and low level WC, tiled splash backs, shaver point, chrome towel rail, window to front aspect.

## OUTSIDE

The property is approached via an attractive FRONT GARDEN laid to lawn with shrub and flower borders, outside light.

LONG DRIVEWAY leading around to the left of the property with 2 parking areas. The driveway access is owned by the property; however a vehicular right of way exists over this for the benefit of the dwelling to the side to access their property.

### DETACHED DOUBLE GARAGE

with metal up and over door to front, light and power, loft storage area, pedestrian door to side.

Large established REAR GARDEN South facing and laid to lawn with a wealth of shrubs and plants, paved patio area with timber pergola and climbing plants, oil tank, outside light and outside tap.

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

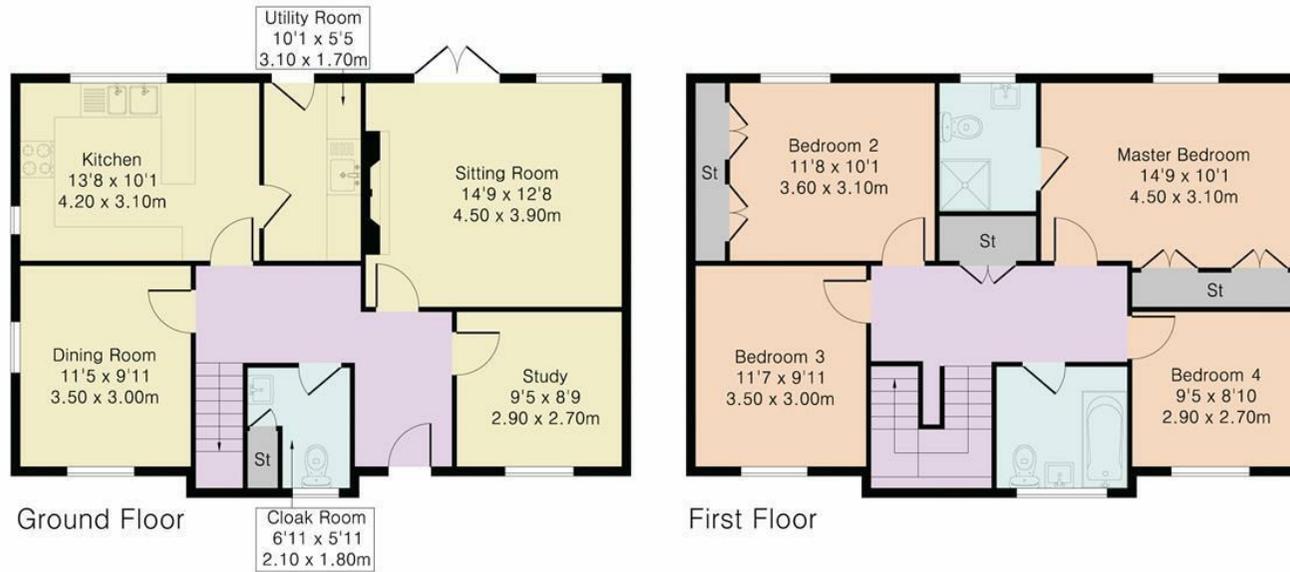


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 Local Authority - West Suffolk





Approximate Gross Internal Area 1548 sq ft – 144 sq m  
 Ground Floor Area 770 sq ft – 72 sq m  
 First Floor Area 778 sq ft – 72 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.