



Brinkley Road, Carlton, CB8 9JY

CHEFFINS

Brinkley Road

Carlton,
CB8 9JY

- Newly Constructed Property
- Contemporary Modern Design
- 3 Bedrooms – 1 Ensuite
- Open Plan Living Area and Kitchen
- Attractive Village Location
- NO CHAIN

An outstanding newly constructed contemporary designed single storey property standing in a private plot in sought after Hamlet. The property is beautifully presented throughout and benefits from a double aspect open plan living space, kitchen and dining area, 3 bedrooms with 1 ensuite and air source under floor heating throughout. Additional features include South facing bi-folding doors, a car port and NO CHAIN.

3 2 1

Guide Price £550,000





LOCATION

CARLTON is conveniently placed for access to major routes including the A14 and A11 which links to the M11 motorway. The horseracing town of Newmarket is about 8 miles away and the university city of Cambridge about 13 miles distant.

ENTRANCE HALL

with glazed entrance door, built-in cupboard.

LIVING/DINING/KITCHEN AREA

a superb open plan double aspect room with a modern fitted kitchen with a range of built-in appliances, Karndean flooring with under floor heating, bi-folding doors to the front South aspect.

UTILITY ROOM

with a sink and cupboard storage, air source heating unit and pressurised hot water cylinder, under floor heating.

INNER HALLWAY

with sliding pocket door, Karndean flooring with under floor heating, built-in cupboard.

BEDROOM 1

with sloping ceilings, under floor heating.

ENSUITE SHOWER ROOM

with a tiled shower area, hand basin, concealed cistern low level WC, feature lighting, tiled walls and floor with under floor heating.

BEDROOM 2

with under floor heating.

BEDROOM 3

with under floor heating.

BATHROOM

with a bath with mixer tap and shower attachment over, hand basin, concealed cistern low level WC, tiled flooring with under floor heating.

OUTSIDE

The property stands in a private position and not visible from the road. Approached via a 5 bar gate with a long shingled driveway with a covered car port.

The rear garden is enclosed and laid to lawn with paved patio areas.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached Bungalow

Property Construction - Traditional brick and block with 125mm insulated cavity. The roof is finished in Zinc.

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,259.38

Parking - Driveway

Utilities / Services

Electric Supply - Mains Supply (Mains electric cable supplying the neighbours property to the left runs underneath the driveway and the neighbour to the rear runs overhead).

Water Supply - Mains Supply

Sewerage - Mains Supply


Heating sources - Air Source under floor heating

Broadband Connected - Yes

Broadband Type - Fibre To The Cabinet Available

Mobile Signal/Coverage - Indoor & Outdoor Good

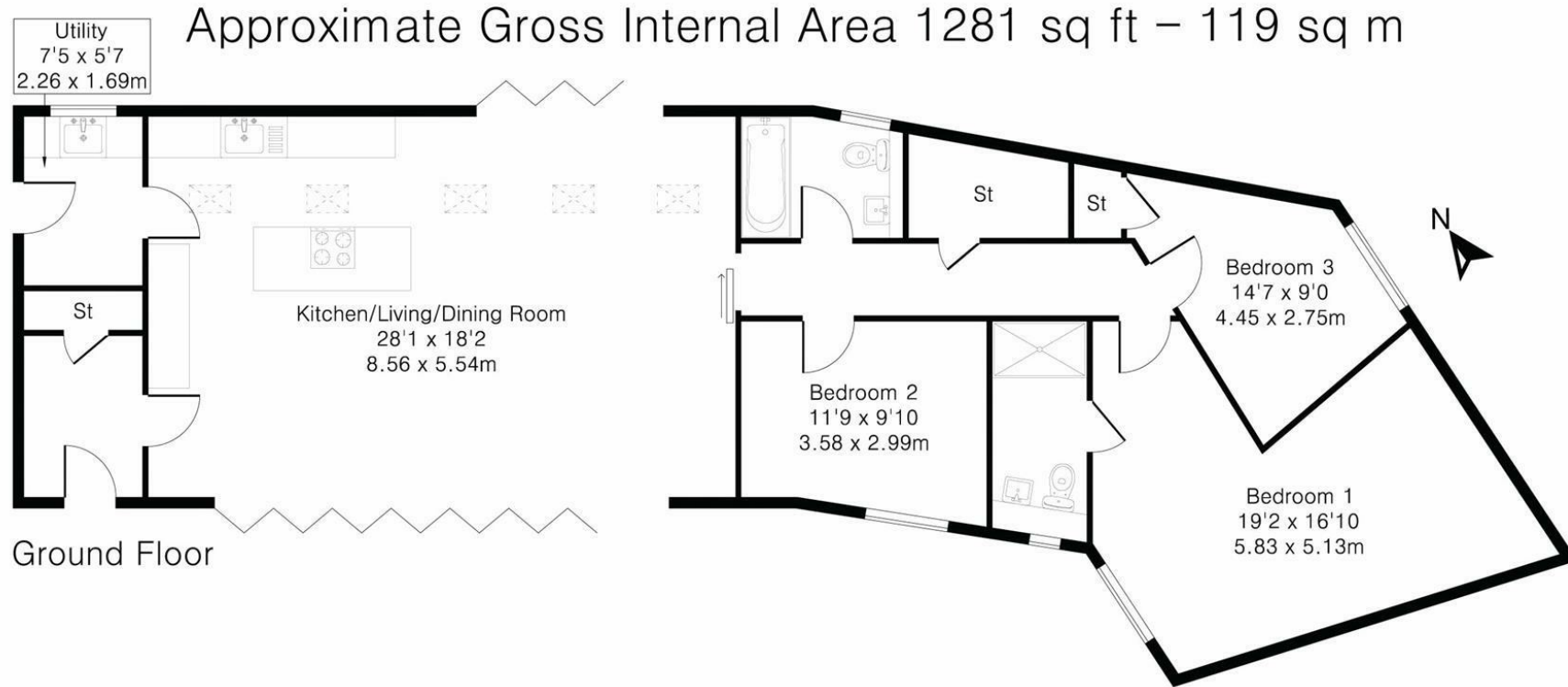


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - South Cambridgeshire





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.