



Clarendale Estate, Great Bradley, CB8 9LN

CHEFFINS

Clarendale Estate

Great Bradley,
CB8 9LN

3 1 1

- Solar Panels & Heat Source Pump Heating
- Hugely Improved By The Current Owner
- Three Double Bedrooms
- Spacious Accommodation
- Potential To Extend STP
- Re Fitted Kitchen & Bathroom Suite
- Garage & Driveway
- Cul De Sac Position

Spacious Detached Bungalow located in a well regarded location in a cul de sac position. Boasting vastly improved accommodation comprising 3 double bedrooms, modern fitted kitchen, Large lounge/dining room, Re fitted bathroom. Externally the property has undergone extensive work with solar panels added, Heat source pump heating system & new roof. - Viewings essential.

Offers In Excess Of





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).

LIVING/DINING ROOM

with a window to the front, solid wood flooring, door to side and wood burning stove.

KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units with worktops over and an inset double butler sink and drainer, space and plumbing for appliances, tiled floor, window to front and a door leading to the side.

INNER HALLWAY

with fitted storage and loft access.

BEDROOM 1**BEDROOM 2****BEDROOM 3****BATHROOM**

Suite comprising sink unit, bath with a shower over, WC, heated towel rail and window to side, tiled walls.

OUTSIDE

To the front of the property is a good sized driveway providing parking for several vehicles and access to the DETACHED SINGLE GARAGE. The remainder of the front gardens are laid to lawn with mature shrubs.

The rear garden is a good size and is enclosed by timber fencing with two gated accesses. The majority of the garden is laid to lawn and to the side is a private patio seating area.

GARAGE

with an up and over door, power and light connected.

SALES AGENTS NOTES

The property has undergone extensive work with solar panels added, heat source pump heating system & new roof.

For more information on this property, please refer to the Material Information Brochure on our website. PLEASE NOTE THAT THE RESTRICTIVE COVENANT RELATES TO THE MAINTAINANCE OF THE GARAGE WALL THAT BORDERS THE NEIGHBOURS PROPERTY.IT IS THE RESPONSIBILITY OF NO 33.

Please note the property was built in 1967.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	86
(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		



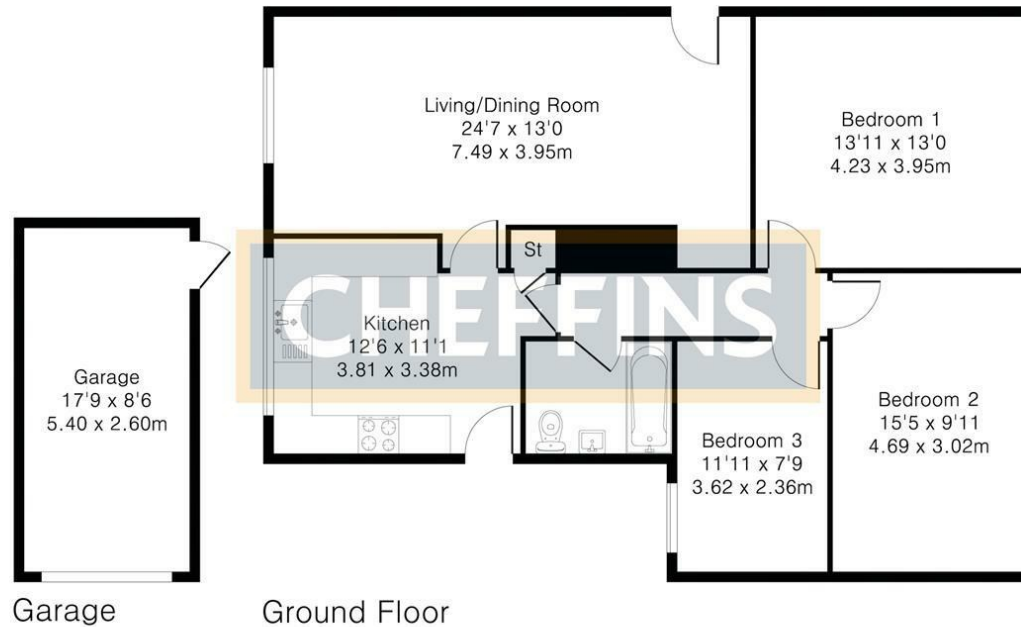
Offers In Excess Of £300,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk





Approximate Gross Internal Area 981 sq ft - 91 sq m

Garage Area 151 sq ft – 14 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.