



£700,000

Guide Price

Great Bradley, Newmarket

Guide Price £700,000 - £750,000

Nestled on the edge of the charming village of Great Bradley, this versatile detached home enjoys a peaceful countryside setting whilst remaining within easy reach of Newmarket, and in between Bury St Edmunds and Cambridge. Occupying a delightful edge of village position, the property enjoys far reaching countryside surroundings and a sense of seclusion, whilst remaining well connected to Newmarket and the wider region.

Hidden behind a mature range of hedges, the property enjoys a high degree of privacy. Open the gates and a shingle driveway unfolds, providing ample parking for approximately four cars, and leads to the garage and double

carport.

Set within approximately 0.5 acres, the property has been significantly extended from its original cottage origins to create a spacious and adaptable family home. Inside, there are two welcoming reception rooms offering flexible living and entertaining space, together with a bright sun lounge overlooking the garden. The kitchen/dining room forms the heart of the home, providing an excellent space for family life, whilst a separate office is ideal for home working. A utility room/boot room plus a ground floor cloakroom adds further practicality.

The first floor offers three well proportioned bedrooms, including a principal bedroom with en-suite bathroom, complemented by a separate shower room

serving the remaining accommodation.

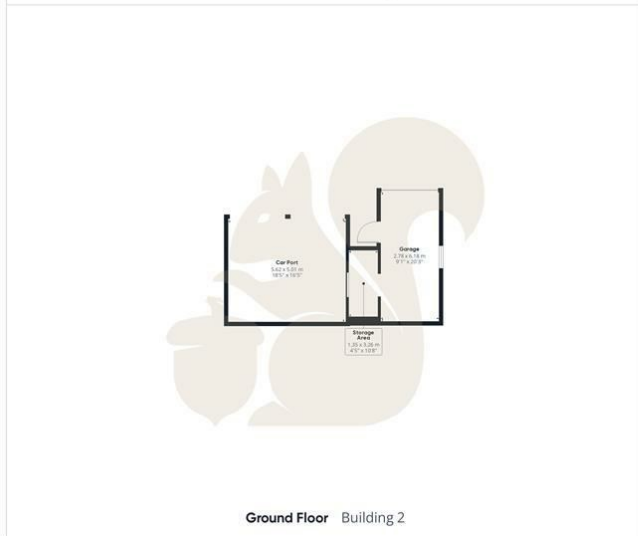
A standout feature is the substantial workshop with store room above, created as part of the extension. This space offers exciting potential for conversion into an annexe, subject to the necessary consents, making it ideal for multi-generational living, guest accommodation or possibly a home business. Outside, the generous gardens provide plenty of space for children to play, keen gardeners to enjoy and families to entertain. The combination of versatile accommodation, extensive parking, and future potential, makes this a rare opportunity in a popular village location











oakheart

Main building GLA[®]
 150.45 m²
 1619.4 ft²

Main building total
 241.89 m²
 2603.69 ft²

Building 2 total
 55.58 m²
 598.28 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
 ----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
 West Suffolk

Tenure:
 Freehold

Council Tax Band:
 E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.