



**20 Fox Green,
Great Bradley**

**DAVID
BURR**



20 Fox Green, Great Bradley, CB8 9NR

Great Bradley is a delightful village set in the beautiful countryside of the Stour Valley, with a church, village hall, park and playing fields. It offers excellent access to the home of British horse racing, Newmarket (7 miles) with a good range of amenities including shops, supermarkets and restaurants, leisure facilities including health clubs, swimming pool and golf club. The market town of Bury St Edmunds (12 miles) and the university city of Cambridge (13 miles) with fast direct trains to London, are both easily accessible.

A substantial five-bedroom detached home, tucked away in a particularly quiet position within this popular development in Great Bradley. The property offers spacious and versatile accommodation, including three reception rooms, a kitchen/breakfast room, utility room, home office, en-suite to the principal bedroom and a refitted family bathroom. Outside, there is a delightful south-westerly facing rear garden, ample off-road parking and a double garage.

A substantial five-bedroom detached home in a peaceful position, featuring a south-westerly facing garden, ample parking and a double garage.

Ground Floor

ENTRANCE PORCH Glazed windows to the front aspect and access through to the entrance hall.

ENTRANCE HALL Useful under-stairs storage cupboard, stairs rising to the first floor and access to the ground floor accommodation.

LIVING ROOM A double-aspect reception room with a window to the front aspect and sliding doors leading out to the rear garden. Gas fireplace and door through to the dining room.

DINING ROOM Currently utilised as a dining room, with ample space for a table and chairs, although equally suited to use as a playroom or additional reception room. French doors lead out to the rear garden.

KITCHEN / BREAKFAST ROOM Fitted with a range of eye and base-level storage units with work surfaces over, incorporating a stainless-steel sink and drainer, integrated double oven and ceramic hob with extractor hood over. Space for a fridge/freezer and room for a breakfast table. Triple-aspect windows to the front, side and rear, together with a door leading through to the utility room.

UTILITY ROOM Fitted with base-level storage units, work surface and stainless-steel sink and drainer. Oil-fired boiler and door leading out to the rear garden.

OFFICE A double-aspect room currently utilised as a home office.

CLOAKROOM Fitted with a WC and wash hand basin, together with an obscured window to the front aspect.

First Floor

BEDROOM 1 A double-aspect double bedroom with extensive fitted wardrobe space and an en-suite shower room.

EN-SUITE Comprising a shower cubicle, WC, wash hand basin and heated towel rail.

BEDROOM 2 A double bedroom with a window to the front aspect.

BEDROOM 3 A double bedroom with a window to the rear aspect.

BEDROOM 4 A double bedroom with built-in wardrobes and a window to the front aspect, enjoying far-reaching views over adjoining fields.

BEDROOM 5 A bedroom with fitted wardrobe and a window to the front aspect.

FAMILY BATHROOM A refitted suite comprising a freestanding bath, separate shower cubicle, WC and wash hand basin inset into a vanity unit. Heated towel rail and obscured window to the rear aspect.

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Outside

The property enjoys a delightful south-westerly facing rear garden, well stocked with mature trees, shrubs and plants and predominantly laid to lawn. A terrace and shingled seating area provide ideal spaces for outdoor seating and entertaining.

To the front, there are lawned areas and a block-paved driveway providing off-road parking for multiple vehicles, together with access to the double garage.

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND G. (£3,690.60 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

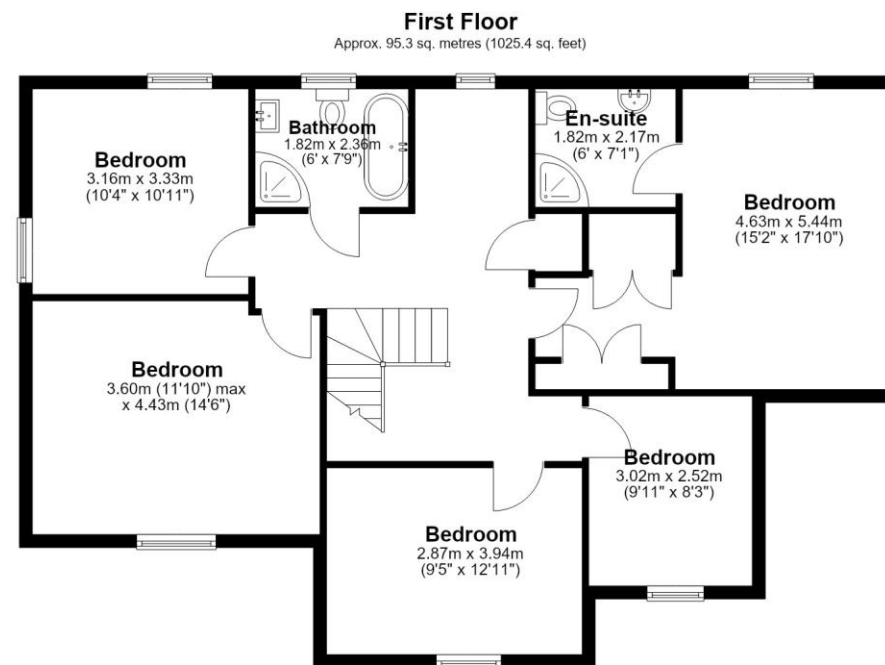
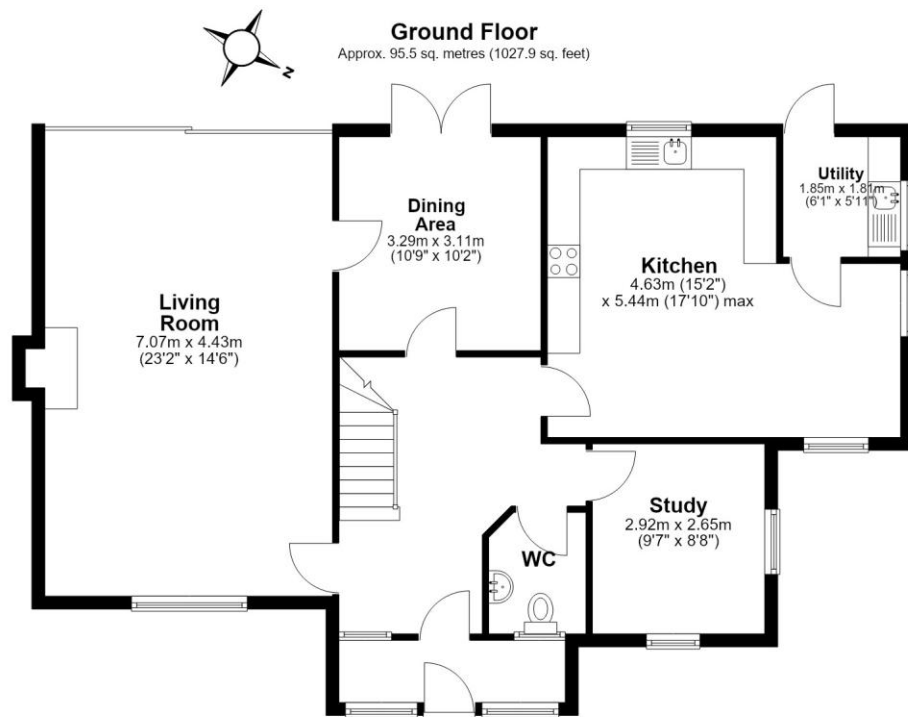
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS mostly.digs.starlight

VIEWING Strictly by prior appointment only through DAVID BURR.

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Total area: approx. 219.8 sq. metres (2366.3 sq. feet)

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Fox Green

