

27 Brinkley Road, Burrough Green








GET WEIRD OR GO HOME
BOO

27 Brinkley Road, Burrough Green, CB8 0PJ

Burrough Green is a delightful rural village approximately 5 miles south west of Newmarket (Headquarters of British Horseracing) and 12 miles east of Cambridge. Access to the A11 is close by, in turn leading to Stansted Airport (approximately 40 minutes) and London via the M11. Burrough Green is only 2.6 miles from the nearest train station which is situated in the nearby village of Dullingham. The village has a vibrant community and is served by a public house, primary school and village church. Further amenities including village shop and sports facilities are found in the neighbouring villages of Dullingham and Stetchworth.

This substantial 1,700 sq. ft. detached modern property is situated in a quiet cul-de-sac in a convenient location for local amenities and Dullingham train station. The property offers a spacious and flexible layout, with the added benefit of off-road parking and south-facing enclosed rear gardens.

A substantial 1,700 sq. ft. detached property with off-road parking and a south-facing garden.

Ground Floor

ENTRANCE HALL With stairs rising to the first floor and a cupboard under.

SITTING ROOM A lovely, light room featuring French doors leading to the rear.

KITCHEN / DINING ROOM The hub of the home, extensively fitted with a range of units under granite worktops, with a one-and-a-half-bowl inset sink. Appliances include an oven and combination oven, four-ring induction hob, dishwasher and fridge freezer. The central preparation island offers further storage and a breakfast bar. There is a pantry cupboard and French doors leading to the rear.

UTILITY ROOM With units under worktops, an inset sink, plumbing for a washing machine, space for a tumble dryer and a door leading to the rear.

PLAYROOM A spacious room which could also be used as a study, with an outlook to the front.

CLOAKROOM With WC and washbasin.

First Floor

LANDING Featuring an airing cupboard and leading to…

BEDROOM 1 A spacious double bedroom with an outlook to the rear.

ENSUITE Fitted with WC, washbasin and a tiled shower cubicle.

BEDROOM 2 With an outlook to the front.

BEDROOM 3 With an outlook to the rear.

BEDROOM 4 Currently used as a dressing room, with an outlook to the front.

BATHROOM Stylishly fitted with a white WC, washbasin, bath with shower over and a heated towel rail.

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Outside

The property sits in a quiet cul-de-sac and is approached via a parking area for two to three vehicles, with a useful garden shed/store. Gated access leads to the rear gardens, featuring an extensively paved terrace ideal for entertaining, which opens onto the lawn. The gardens enjoy a southerly aspect, with a useful gravelled storage area to the side.

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 East Cambridgeshire District Council

COUNCIL TAX BAND F. (£3,569.97 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

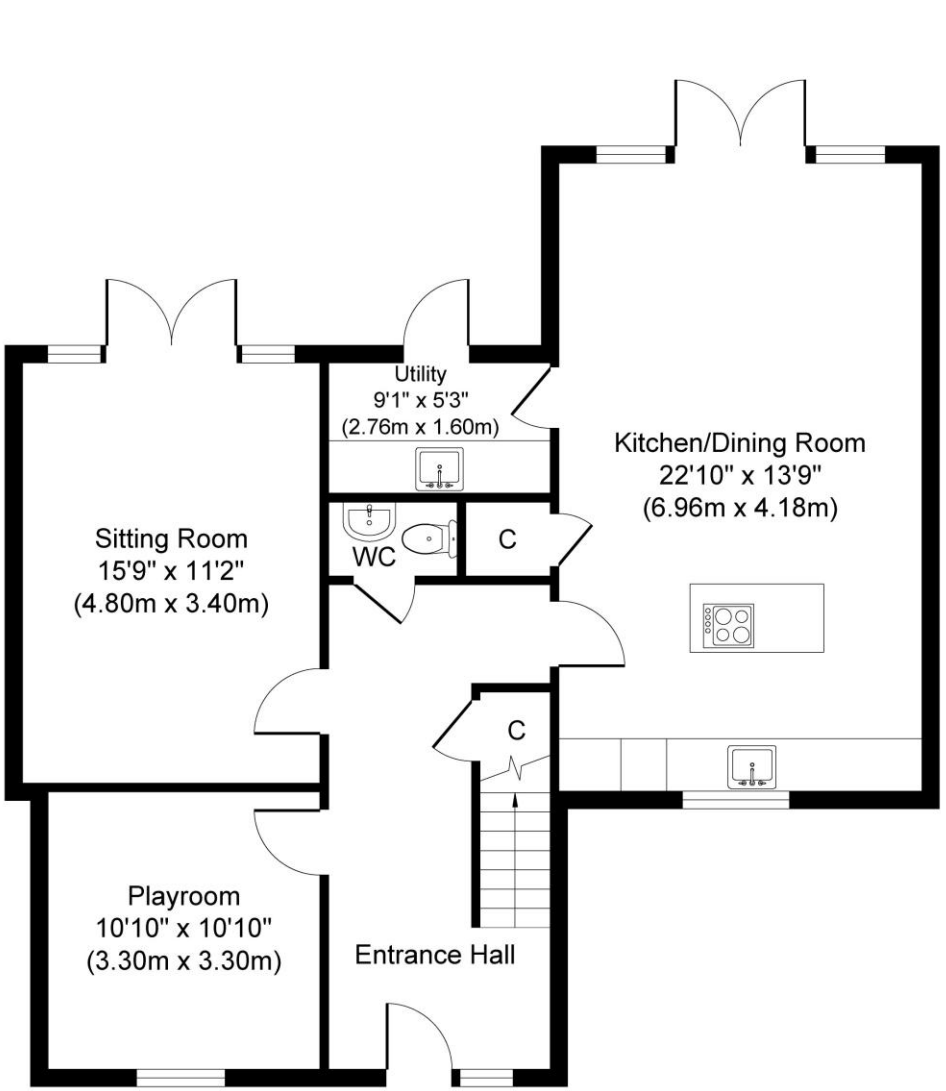
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VIEWING Strictly by prior appointment only through DAVID BURR.

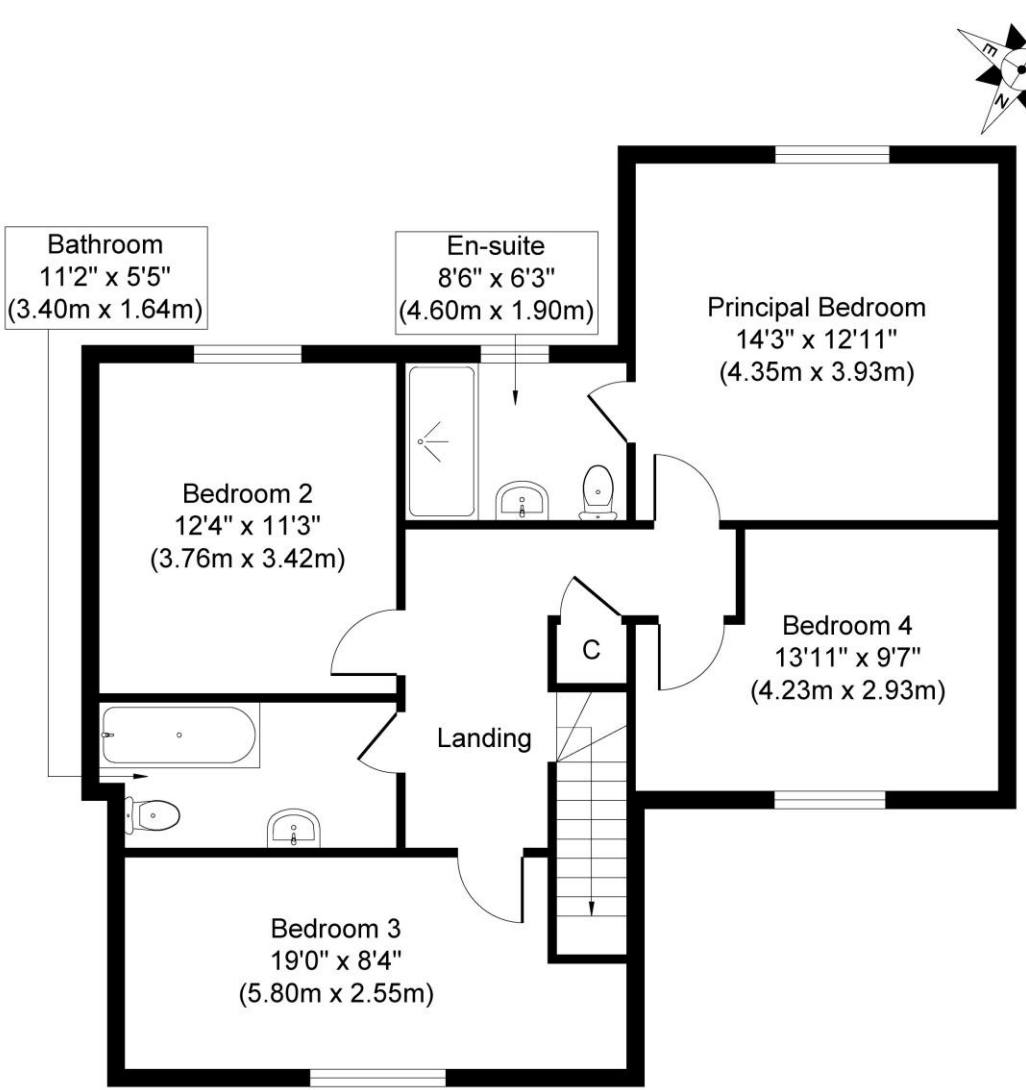
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Ground Floor
Approximate Floor Area
839 sq. ft
(77.97 sq. m)



First Floor
Approximate Floor Area
839 sq. ft
(77.97 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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