



**Charter House, Bradley Road,
Burrough Green, CB8 9NG
Guide Price £550,000**

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A cleverly extended detached family home standing in a superb semi-rural location and enjoying a lovely aspect to the front overlooking the village green.

Rather deceptive and offering around 1750 square foot of floorspace, this fabulous opportunity offers accommodation to include an entrance hall, living room, dining room, conservatory, kitchen, utility room, bathroom, four generous size bedrooms and a family bathroom.

Externally the property offers a sizeable driveway providing parking for several vehicles, garage and a fully enclosed mainly hard standing rear garden.

No chain – viewing highly recommended.

Entrance Hall

With stairs rising to first floor, doors to family room and kitchen.

Bathroom

Suite comprising wood panelled bath, pedestal wash hand basin, low level WC. Obscured window to front aspect.

Kitchen

12'4" x 12'1"

Fitted with a range of matching eye and base level storage units with worktop surfaces over. Stainless steel sink and drainer with taps over. Integrated oven, integrated hob with extractor over. Door to pantry. Window and door to utility room.

Utility Room

12'10" x 7'9"

Space and plumbing for washing machine. Window and door to rear aspect. Door to dining room.

Family Room

22'5" x 11'10"

With feature fireplace. Window to front aspect. Door through to kitchen. Double doors through to:

Dining Room

17'1" x 11'11"

With door through to utility room. Window to side aspect. Double doors to:

Conservatory

With doors to garden.

First floor landing

With doors to all rooms.

Principle Bedroom

17'0" x 11'11"

With window to rear aspect.

Bedroom 2

13'2" x 11'10"

With window to rear aspect.

Bedroom 3

14'9" x 9'0"

With window to front aspect.

Bedroom 4

12'0" x 9'2"

With window to front aspect.

Bathroom

Suite comprising shower cubicle, pedestal wash hand basin and low level WC.

Outside - Front

Large driveway bordered by mature trees and shrubberies and access to:

Garage

17'10" x 11'4"

With up and over style door. Power and light. Door to rear garden.

Outside - Rear

Fully enclosed mainly hard standing rear garden. With access to:

Summer House

11'4" x 9'8"

Property Information

EPC - E

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 1750 SQF

Parking – Garage and Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

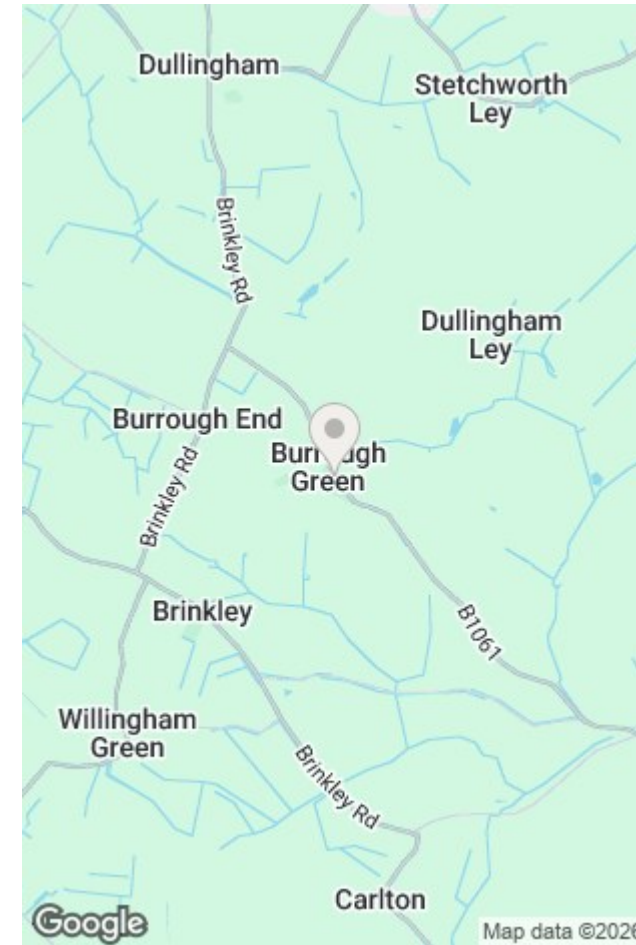
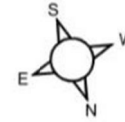
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of



Charter House, Bradley Road, Burrough Green, Newmarket
Main House internal area 1,750 sq ft (163 sq m)
Garage internal area 204 sq ft (19 sq m)
Summer House internal area 110 sq ft (10 sq m)
Total internal area 2,064 sq ft (192 sq m)



Energy Efficiency Rating	
Current	Potential
47	60
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO2 emissions</small>	
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO2 emissions</small>	
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

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