



Fox Green
Newmarket, CB8 9NR
£535,000

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An exceptional detached family home in this quiet cul de sac location in the semi rural village of Great Bradley.

With generous accommodation in excess of 1500 sq ft that includes a living room, separate dining room, fitted kitchen/breakfast room, utility room, study, cloakroom, four double bedrooms with an ensuite to the master and a family bathroom.

Outside, there's a large rear garden. To the front is a driveway that provides off road parking and leads to a detached double garage.

Viewing is strongly recommended.

Entrance Hall

Laid laminate wood flooring, staircase rising to the first floor, built-in storage cupboard, radiator, window to the front aspect and door through to the:

Sitting Room 14'9" x 12'9" (4.5 x 3.9)

Good sized living room with featured fireplace (not in use), TV connection point, two radiators, bay window to the side aspect and French doors out to the rear garden.

Dining Room 11'5" x 9'10" (3.5 x 3.0)

Laid laminate wood flooring, radiator, windows to the front and side aspect.

Kitchen 13'9" x 10'2" (4.2 x 3.1)

Luxury fitted kitchen with a range of matching eye and base level storage units and wooden working surfaces over, ceramic sink and drainer with mixer tap over, range oven with extractor hood above, built-in fridge/freezer, built-in dishwasher, windows to the rear and side aspect. Door leading through to the:

Utility Room 10'2" x 5'6" (3.1 x 1.7)

Space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer with mixer tap over, storage cupboards, tiled flooring, radiator and external door to the rear.

Study 9'6" x 8'10" (2.9 x 2.7)

Versatile room with radiator and windows to the front aspect.

Cloakroom

Concealed WC, hand basin, heated towel rail, access to storage cupboard and window to the front aspect.

FIRST FLOOR

With access to the airing cupboard. Doors leading through to the bedrooms and bathroom.

Master Bedroom 14'9" x 12'9" (4.5 x 3.9)

Master bedroom with fitted wardrobes, radiator, window to the rear aspect and door through to the:

Ensuite

Three piece suite comprising a concealed WC, hand-basin with cupboard under, enclosed shower cubicle, tiled walls and flooring, heated towel rail, and obscured window to the rear aspect.

Bedroom 2 13'9" x 10'2" (4.2 x 3.1)

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Bedroom 3 10'5" x 9'10" (3.2 x 3.0)

Double bedroom with radiator and window to the front aspect.

Bedroom 4 9'6" x 7'6" (2.9 x 2.3)

Double bedroom with radiator and windows to the front aspect.

Bathroom

Three piece bathroom suite comprising a concealed WC, hand basin with cupboard under, panelled

bath with shower head attachment, tiled walls and flooring, heated towel rail and obscured window to the front aspect.

Outside - Rear

Established rear garden with many features including a decking area with wooden pergola, paved patio area, extensive lawn, garden shed and a variety of mature trees and shrubs. Retractable awnings over the kitchen window (manual) and the French doors from the living room (electric).

Outside - Front

Block paved driveway creating ample off-road parking. Double garage and side pedestrian gate leading through to the rear garden.

Double Garage

With power and lighting

Property Information

EPC - D

Tenure - Freehold

Council Tax Band - F (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 192 SQM

Parking – Driveway/garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

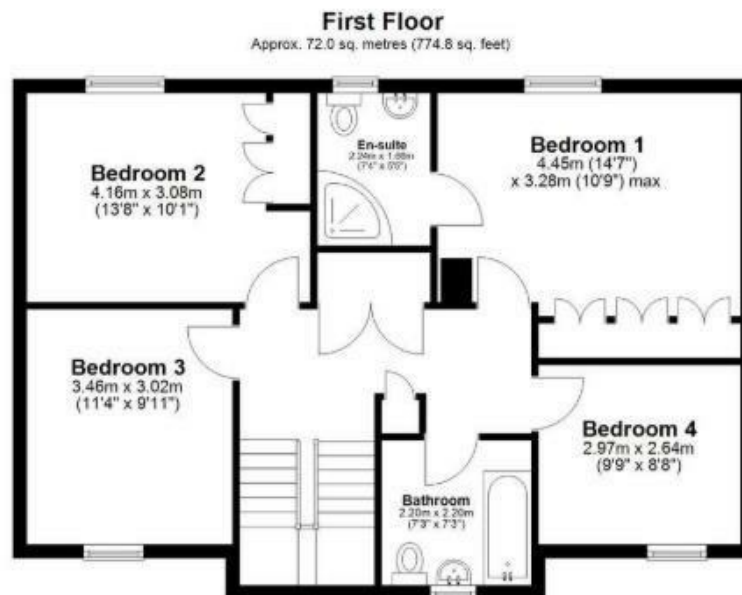
Heating sources - Oil

Broadband Connected - tbc

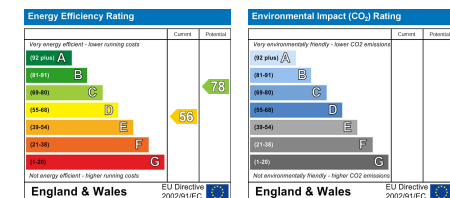
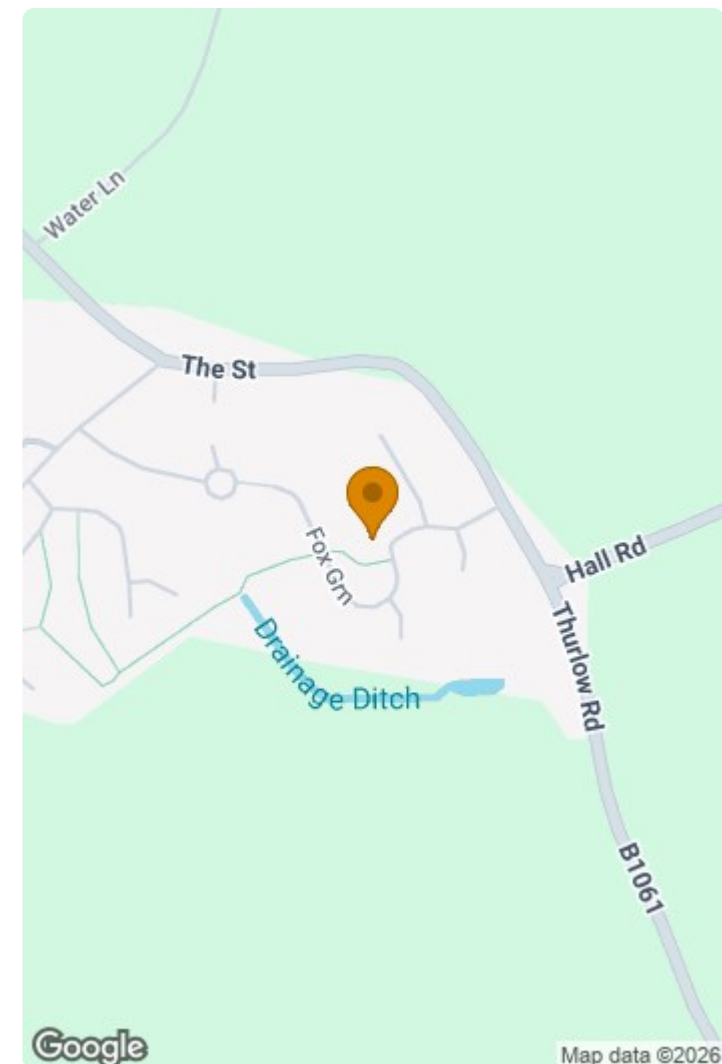
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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



Main area: Approx. 143.5 sq. metres (1545.0 sq. feet)
Plus garages, approx. 29.3 sq. metres (315.7 sq. feet)



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