



Sugar Loaf, Great Bradley, Newmarket, CB8 9LQ

CHEFFINS

# Sugar Loaf

Great Bradley, Newmarket, CB8 9LQ

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  2
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**Offers In Excess Of**



- Detached Period Cottage
- 3 Bedrooms
- 3 Reception Rooms
- Fitted Kitchen
- Enclosed Walled Garden
- Carport & Driveway
- Sought After Village Location
- NO CHAIN

A charming detached 3 bedroom cottage, originally dating back to the 17th century and extended in the 1970s, set within this highly sought after and picturesque village. Offered with NO CHAIN, the property provides versatile accommodation comprising 3 reception rooms, a fitted kitchen, a ground floor shower room, 2 ground floor bedrooms and a further bedroom on the first floor. Externally, the cottage benefits from a carport beneath the property, a generous driveway and an enclosed walled garden.



## LOCATION

GREAT BRADLEY is a small, peaceful, village set in attractive countryside with a church and village hall. The nearby horseracing town of Newmarket (7 miles) offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Great Bradley is accessible from Haverhill (6 miles) and Cambridge (13 miles). There are 2, highly-regarded primary schools nearby and the railway station nearby in Dullingham (4 miles) has trains to Cambridge (20 mins).

## ENTRANCE PORCH

accessed via the carport beneath the property with an entrance door with full length glazed window, alarm system control panel, storage cupboard housing the oil fired boiler, understairs storage cupboard, oak stairs leading up the ground level.

## ENTRANCE HALL

A light and airy hall with a vaulted ceiling, 3 double glazed windows, exposed red brick chimney breast, further entrance door, split level stairs lead up to the living room.

## LIVING ROOM

A triple aspect room with double glazed windows to the front and side aspects and French doors opening onto the rear terrace area, solid wood flooring, a wood burning stove and a vaulted ceiling.

## BEDROOM 2

with a radiator, built-in wardrobes, double glazed window to the rear aspect.

## BEDROOM 3

with a radiator, built-in wardrobe, double glazed window to the rear aspect.

## DINING ROOM

with a radiator, double glazed window to the front aspect, 2 internal windows into the living room and a serving hatch into the kitchen.

## FAMILY BATHROOM

with a low level WC, vanity wash hand basin, shower with glass screens, tiled splashbacks, heated towel rail, airing cupboard housing the water cylinder, window to the side aspect.

## KITCHEN

with a range of matching wall and base units with work surfaces over, 4 ring electric hob with extractor hood over, eye level double oven, space and plumbing for dishwasher, 2.5 bowl stainless steel sink, tiled flooring, tiled splashbacks, radiator, extractor fan, window to the front aspect.

## REAR LOBBY

with vinyl flooring, radiator, double glazed door to the side aspect.

## CLOAKROOM

with a vanity wash hand basin, low level WC, vinyl flooring, built-in storage cupboard, radiator, window to the side aspect.

## FAMILY ROOM

(part of the original cottage) A dual aspect room with an Inglenook style fireplace with a red brick hearth and oak bressumer beam, under stairs storage cupboard, stairs leading up to the first floor bedroom, a double glazed window to the front aspect and French doors opening onto the rear garden.

## FIRST FLOOR

### BEDROOM 1

(part of the original cottage) with a red brick chimney breast, loft access, radiator, window to the front aspect overlooking open fields.

## OUTSIDE

To the rear of the property is a laid to lawn garden enclosed by red brick walls with two side gates, a patio seating area, flower and shrub borders, a further raised block paved sculpted seating area and steps leading down to cottage style gardens.

To the front of the property is a block paved driveway with parking for approx. 4 vehicles leading to the carport beneath the property. A further laid to lawn garden area is enclosed by a red brick wall with sleeper beds, flower bed borders and side gated access.

## CARPORT

with power and light, large log store, double cupboard housing oil tank, access to entrance door.

## SALES AGENTS NOTES

Please note the sale of this property is subject to grant of probate.

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			62
(39-54) <b>E</b>			
(21-38) <b>F</b>		27	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Offers In Excess Of £400,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - West Suffolk





## Approximate Gross Internal Area 1454 sq ft - 135 sq m

Lower Ground Floor Area 102 sq ft – 9 sq m

Ground Floor Area 1161 sq ft – 108 sq m

First Floor Area 191 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

For more information on this property please refer to the [Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

