



**Old Orchard,
Bradley Road, Burrough Green**

**DAVID
BURR**



Old Orchard, Bradley Road, Burrough Green, Cambridgeshire CB8 9NG

Burrough Green is a delightful rural village approximately 5 miles south west of Newmarket (Headquarters of British Horseracing) and 14 miles west 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.

A well-presented and deceptively large three-bedroom detached bungalow in the popular village of Burrough Green occupying close to a 0.4 of an acre plot. The versatile accommodation measures in excess of 1,600 sq.ft and offers an entrance hall, sitting room, kitchen/dining room, a small study, utility room, three bedrooms and two bathrooms. Externally offering gated driveway parking, an integral garage and spacious wrap-around gardens.

A spacious bungalow measuring in excess of 1,600 sq.ft in a popular Cambridgeshire village on approximately 0.4 of an acre.

ENTRANCE PORCH Door and window to side aspect.

ENTRANCE HALL Fitted storage and loft access.

SITTING ROOM A large and light room with an open fireplace and windows to the side and rear aspects.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with oak worktops over and an inset double sink and drainer. Integrated appliances include a dishwasher, hob and extractor hood with further space for freestanding appliances. A small island, ample dining space and windows to front and rear aspects.

UTILITY ROOM Fitted units with oak worktops over and an inset sink and drainer. Space and plumbing for appliances, tiled floor, door to rear garden and window.

STUDY Fitted shelving and a door leading to the integral garage.

MASTER BEDROOM Window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC and window to side aspect.

BEDROOM 2 Window to front aspect.

BEDROOM 3 Window to front aspect.

BATHROOM Extensively tiled with a bath and a shower over, vanity sink unit, heated towel rail, WC and window to side aspect.

Outside

The property is accessed through the timber gates opening to the sizeable driveway providing ample parking and access to the **INTEGRAL GARAGE**. The impressive and sizeable rear garden is predominately lawned with various paved seating areas throughout and a wonderful selection of established climbers, shrubs, plants and trees.

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SERVICES Oil fired central heating. Mains water, drainage and electricity.
Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E.

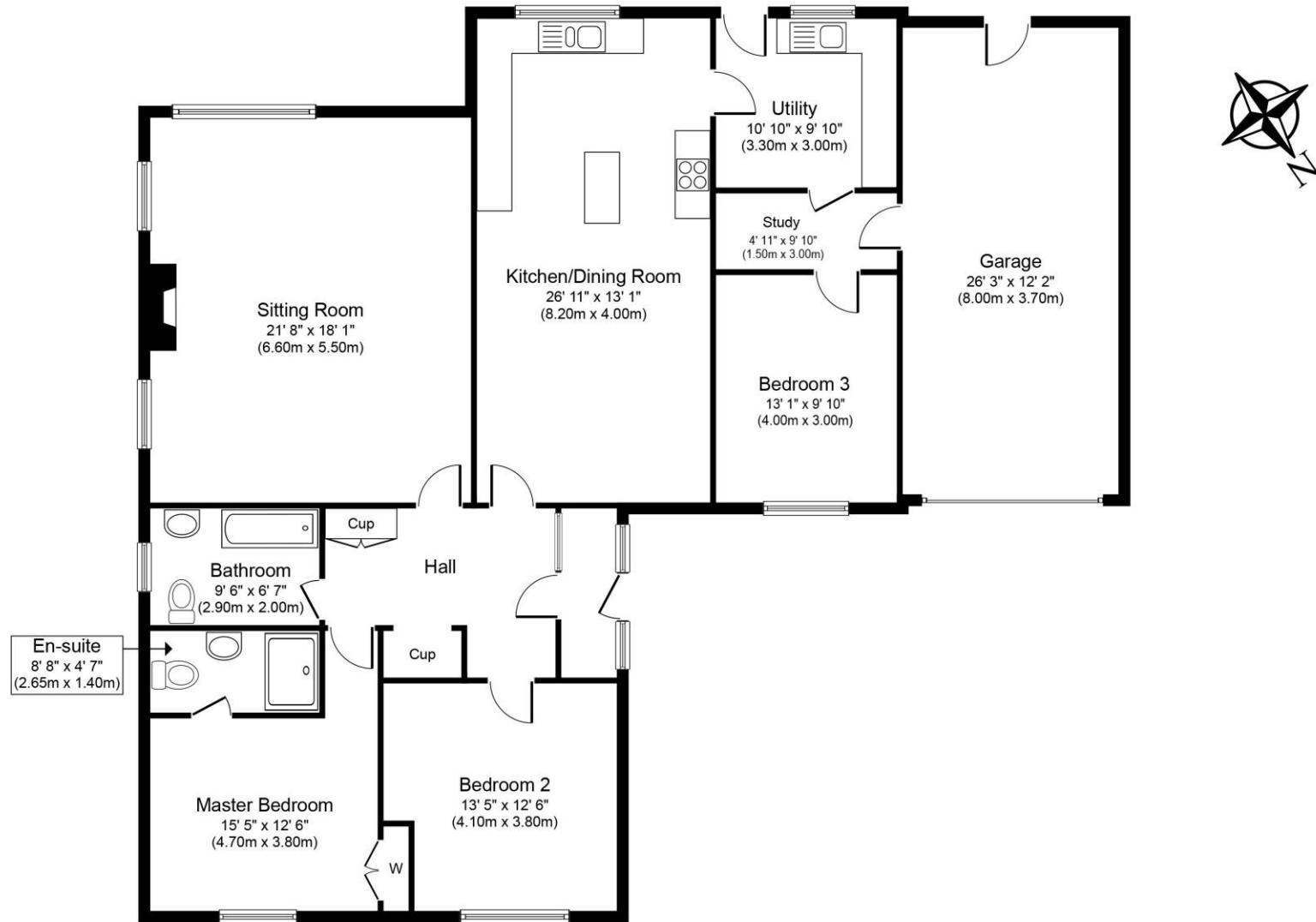
TENURE Freehold.

WHAT3WORDS worlds.grin.camera

EPC E.

VIEWING by prior appointment only through David Burr Estate Agents.





Approximate Floor Area
1,971 sq. ft.
(183.1 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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