



**46 Green Park
Brinkley, Cambridgeshire**

**DAVID
BURR**



46 Green Park, Brinkley, Cambridgeshire, CB8 0SQ

Brinkley is set amidst undulating countryside some 12 miles east of the University City of Cambridge and approximately 6 miles from Newmarket. The village is well situated for access to the A11 dual carriageway which interconnects with the M11 motorway and many of the regions principal traffic routes. It features a pub, The Brinkley Lion and a church, St Mary's Church.

A deceptively spacious and well-presented three-bedroom property boasting a tucked away position in this popular Cambridgeshire village. The property offers approximately 1200 sq. ft of accommodation consisting of an entrance hall, kitchen, sitting room, conservatory, bathroom and three bedrooms. Externally offering driveway parking for two vehicles, a single garage and a well-presented and private front and rear garden.

A well-presented three-bedroom property in the popular Cambridgeshire village of Brinkley with scope for extending (STPP).

Ground Floor

ENTRANCE HALL With wood effect flooring and stairs that rise to the first floor, as well as doors to:

KITCHEN With a range of base units complete with worktops over. The space features an integrated sink with mixer tap overlooking a window to the side aspect. There is also an integrated electric oven with electric hob above and extractor hood over. Additionally, there is plumbing and space for either a washing machine, tumble dryer or dishwasher.

SITTING ROOM A spacious room with feature fireplace and wooden lintel as well as wood effect flooring and doors to the:

CONSERVATORY A double aspect room with patio doors leading off both the rear and side aspect to the garden.

BEDROOM 2 With wood effect flooring and a window to the front aspect.

BATHROOM With bath and shower over, WC, hand wash basin, heated towel rail and window to the side aspect.

First Floor

LANDING With airing cupboard and doors to:

BEDROOM 1 A spacious double with generous built in wardrobes and window over the rear aspect. The space also features access to the loft room which would be ripe for conversion (STPP) to extend the main bedroom.

BEDROOM 3 With window to the rear aspect.

Outside

The front of the property is approached by a driveway providing parking for multiple vehicles, and leads to the **single garage** which is complete with light and power. The remainder of the front aspect is shingle with a selection of shrubs and a hedge finishing the space. The rear garden is mainly laid to lawn, but also has a whole host of mature plants, shrubs and trees. There is a decked seating area and the space also features a greenhouse.

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

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND Band C. (£1,981.63 per annum).

EPC RATING D.

COMMUNICATION SERVICES (Source Ofcom)

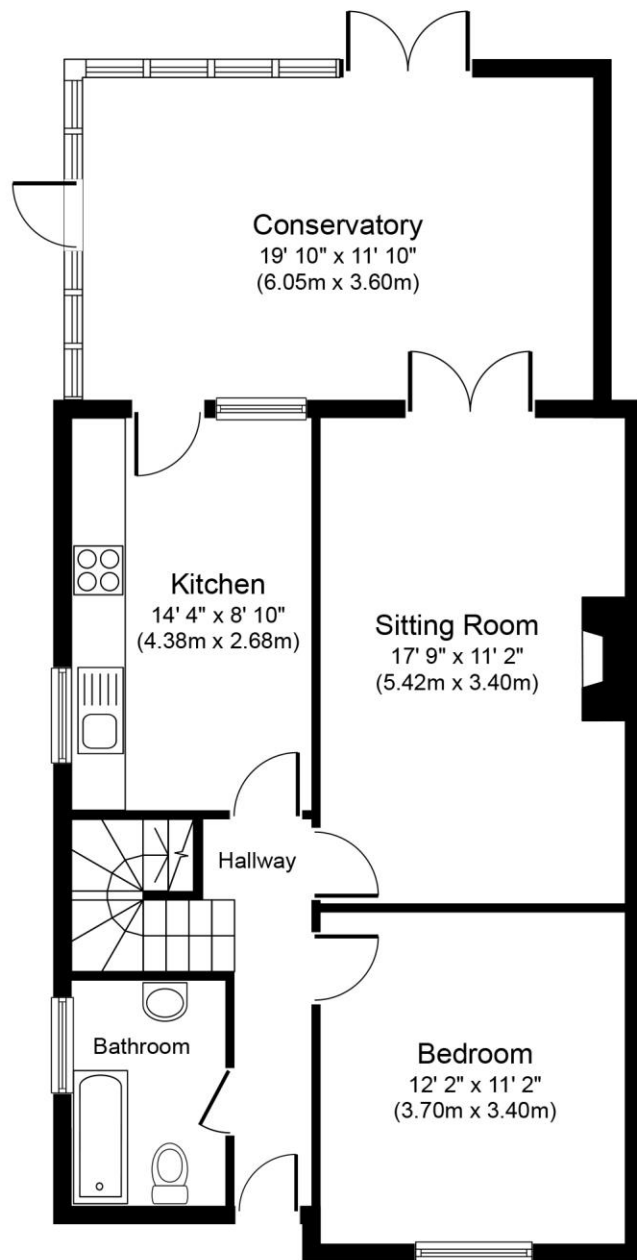
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with all major providers.

WHAT3WORDS hospitals.surface.changes

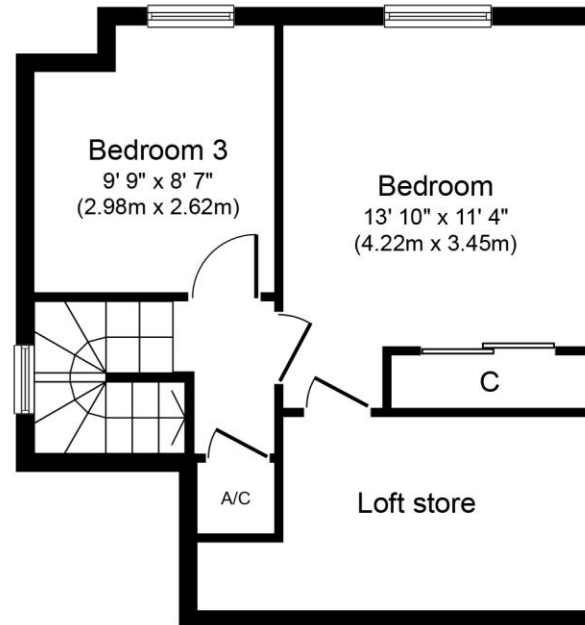
VIEWING by prior appointment only through David Burr estate agents.

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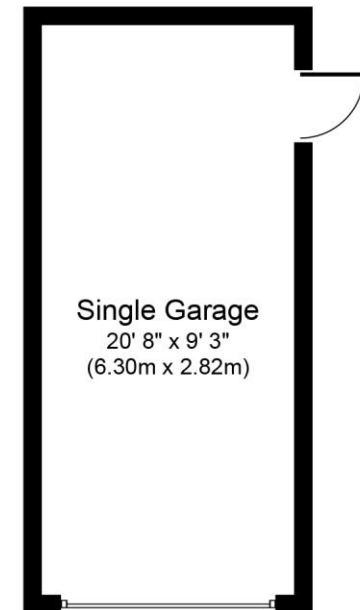




Ground Floor
Approximate Floor Area
834 sq. ft.
(77.5 sq. m.)



First Floor
Approximate Floor Area
395 sq. ft.
(36.7 sq. m.)



Garage
Approximate Floor Area
193 sq. ft.
(17.9 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.

