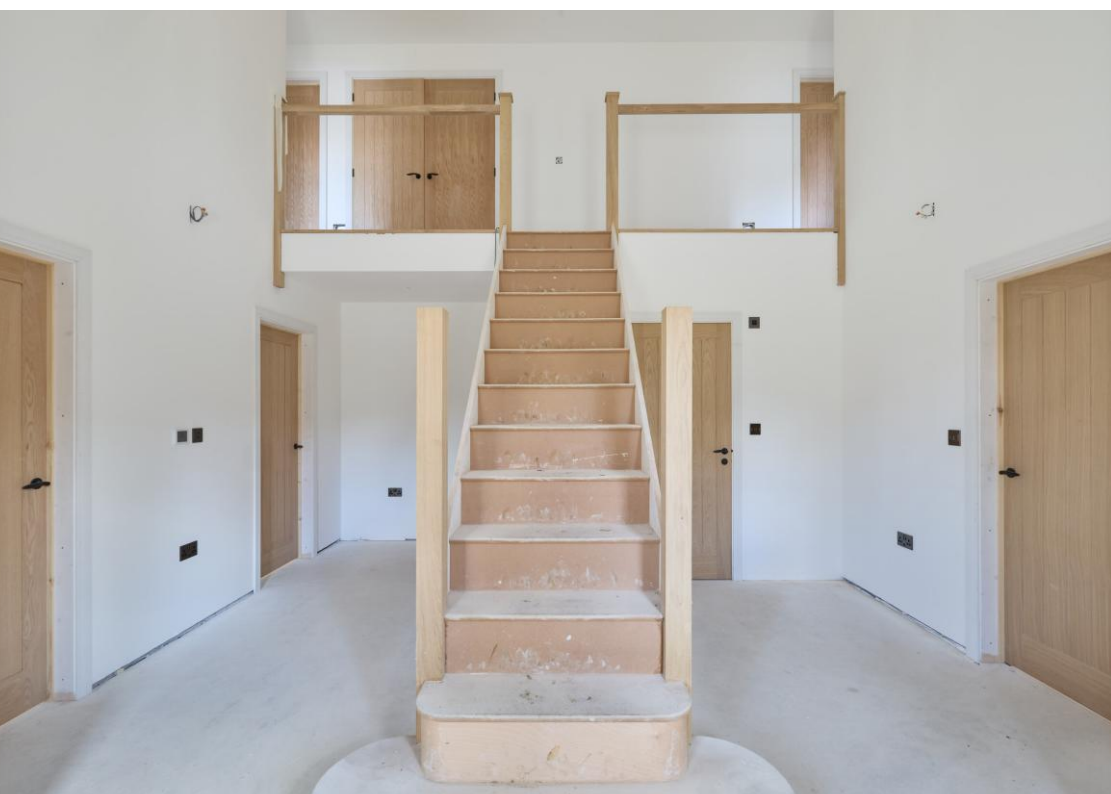




**Yew Tree Cottage,  
Great Bradley**

**DAVID  
BURR**





# Yew Tree Cottage, Thurlow Road, Great Bradley, CB8 9LW

Great Bradley is a delightful village set in the beautiful countryside of the Stour Valley, with a church, village hall, park and playing fields. It offers excellent access to the home of British horse racing, Newmarket (7 miles) with a good range of amenities including shops, supermarkets and restaurants, leisure facilities including health clubs, swimming pool and golf club. The market town of Bury St Edmunds (12 miles) and the university city of Cambridge (13 miles) with fast direct trains to London, are both easily accessible.

This unique detached 2,700 sq. ft new home is situated in the heart of the village, enjoying far reaching views over angulating countryside. The property will be finished to an exceptional standard and offers light and spacious living accommodation with well-proportioned rooms, four luxurious bedrooms all with appointed ensembles and fitted with air conditioning, and a stunning open planned kitchen/dining living area, all set within gardens extending to approximately 0.74 of an acre with extensive parking and a double garage.

## A 2,700 sq ft detached modern home, set within 0.74 of an acre, enjoying views over open countryside.

### Ground Floor

**ENTRANCE HALL** Entering via oak porch into entrance hall, with stairs rising up to a galleried landing, creating a spacious and welcoming hallway, with cupboard under the stairs.

**SITTING ROOM** A lovely light room enjoying a double aspect with biofuel fireplace and outlook over the rear garden.

**PLAYROOM** Outlook to the front.

**STUDY** With outlook to the front.

**KITCHEN/DINING/LIVING ROOM** The head of the home, extensively fitted with a range of units under quartz worktops with sink and drainer inset. Appliances include; fridge freezer, oven and combination oven, warming drawer, wine cooler, five ring induction hob and central island with further storage and breakfast bar under. Kitchen opens through to the living/dining area with bi-fold doors opening to the rear.

**UTILITY** With further units under worktops with a sink and drainer, plumbing for a washing machine and space for a tumble dryer, large cupboard and door leading to the rear.

**BOOT ROOM** Providing further built in storage and seats with draws under, and door leading to the side.

**CLOAKROOM** W/C and wash basin.

### First Floor

**LANDING** Gallawayed landing features a double airing cupboard, and in turn leads to the master bedroom.

**MASTER BEDROOM** A lovely, light-filled room featuring air conditioning, French doors with a Juliet balcony offering views to the rear, and a walk-in wardrobe. Door to the **ENSUITE**, which is luxuriously appointed with a WC, twin wash basins, freestanding bath with rear-facing views, an enlarged tiled shower cubicle, and a heated towel rail.

**BEDROOM 2** A bright room with air conditioning and French doors opening to a Juliet balcony with views to the rear. Door to the **ENSUITE**, fitted with a WC, wash basin, tiled shower cubicle, heated towel rails, and extensively tiled walls and flooring.

**BEDROOM 3** A comfortable room with air conditioning and an outlook to the front. Door to the **ENSUITE**, fitted with a WC, wash basin, tiled shower cubicle, and heated towel rail.

**BEDROOM 4** A double bedroom with air conditioning and a front-facing outlook. Door to the **ENSUITE**, fitted with a WC, wash basin, tiled shower cubicle, and heated towel rail.

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## Outside

The property is approached via a sweeping gravel driveway offering parking and turning for several vehicles, leading to a double garage with electric roller door, power, lighting, and an EV charging point. The gardens are being landscaped, seeded for lawn, and feature a range of mature trees including oak and yew, with fencing to the side and rear. To the rear is a spacious paved dining terrace, offering excellent privacy—perfect for alfresco entertaining—with external lighting and a water tap.

## Material Information

**SERVICES** Air source heating to underground heating on ground floor. Air conditioning on first floor to bedrooms. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council.

**COUNCIL TAX BAND** TBC (Band not yet confirmed).

**EPC** TBC (Assessment not yet carried out)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional brick and block

**WHAT3WORDS** painter.marmalade.foreheads

**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



# SPECIFICATION

## Kitchen/Utility Areas

- Shaker style kitchen
- 30mm quartz worktop
- Neff appliances, fridge freezer, double oven, induction hob, dishwasher
- Granite sink
- LVT flooring
- Wine cooler
- Quadruple bi fold doors at the rear
- Double bi fold doors to the rear side
- Spotlighting throughout
- Space for a stacked washer & dryer in utility room.

## Reception Rooms/Bedrooms

- Fully carpeted (buyers' input, subject to build stage)
- Walk-in wardrobe in main bedroom
- Cat-6 in all rooms
- All ensuite bedrooms
- All bedrooms fitted with air conditioning
- Juliet balcony to main bedroom

## Ensuites

- Grohe taps
- Grohe wall hung sinks with storage underneath
- Freestanding bath in the main bedrooms en suite along with shower.
- Main en suite has his and hers hand wash basins
- Shower units in all en suite bedroom
- Hidden cistern units throughout
- Rainfall shower heads along with hand held shower head
- Heated towel rails in bedrooms 2-4 and radiator in the main en suite
- 1200mm tiled flooring
- Semi tiled walls with fully tiled enclosed shower units
- Glass splash backs in all ensuites
- All tiles are porcelain

## Outside

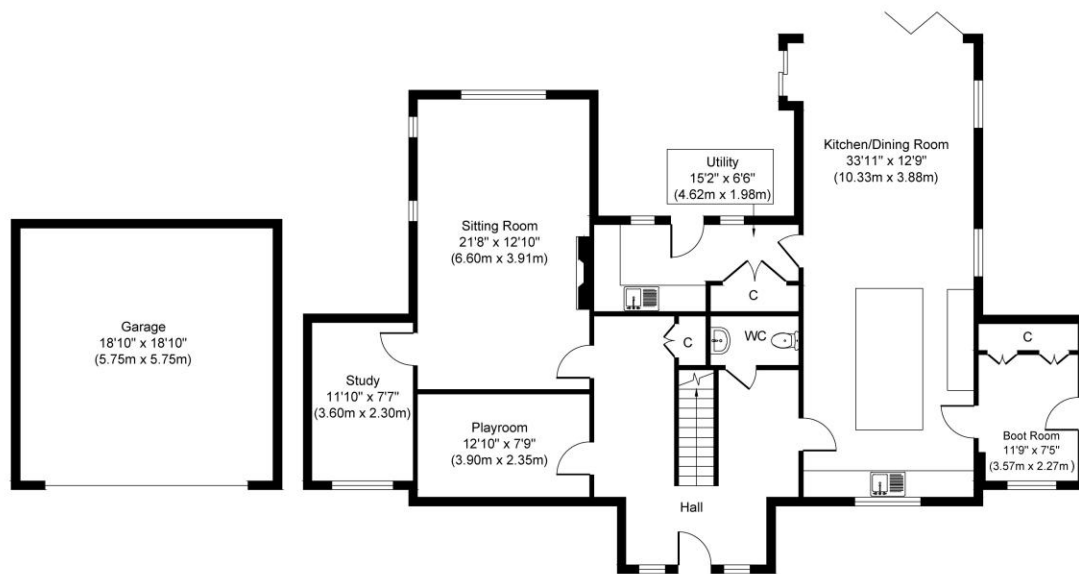
- All lawned areas will be seeded ideally between exchange and completion
- Walkway wrapping around the whole property
- All three levels of the garden coming from the kitchen will be patio slabbed
- Patio slabs are Indian sandstone
- Solar panels on the garage roof 3.2 watts
- External lighting around the dwelling
- External water tap
- 6ft fencing at the front of the property & 4ft post and rail fencing to the rear
- No TPO's on the land

## Additional Notes

- Internal oak paneled doors throughout
- Dakin air source heat pump
- Full fibre broadband
- USB sockets throughout the property
- Resident 7 double glazed windows
- Oak staircase with glass balustrade

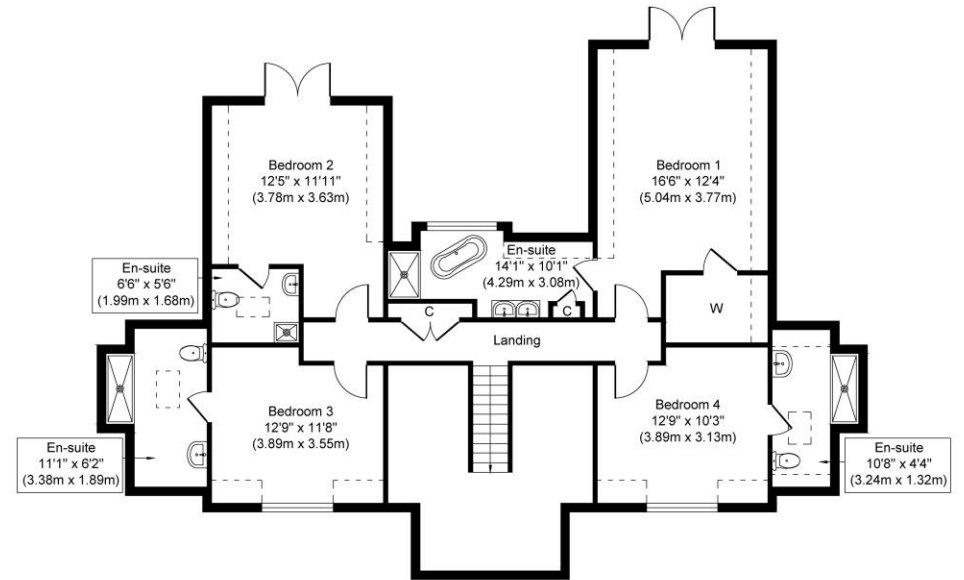
## Disclaimer

\*The property specification is subject to change at the developers discretion. Premium finishes may be subject to additional costs. \*Purchasers choice within the above specification is subject to the stage of construction.



**Garage**  
Approximate Floor Area  
356 sq. ft  
(33.06 sq. m)

**Ground Floor**  
Approximate Floor Area  
1379 sq. ft  
(128.08 sq. m)



**Ground Floor**  
Approximate Floor Area  
1324 sq. ft  
(123.04 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.







