



**18 Fox Green,
Great Bradley**

**DAVID
BURR**



18 Fox Green, Great Bradley, Newmarket, CB8 9NR

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 substantial 2,050 sq. ft. detached property is situated in a sought-after village location, overlooking the green. The property offers light and spacious living accommodation finished to an exceptional standard, and sits within large mature gardens with off-road parking, a double garage, and a summer house. In all, measuring 0.33 acres.

A substantial 2,050 sq. ft. detached property set within 0.33 of an acre.

Ground Floor

Entrance into the:

ENTRANCE HALL A spacious and welcoming hallway with stairs rising to the first floor and a large cupboard under.

SITTING ROOM An impressive, double-aspect room featuring a gas fireplace with a stone surround, French doors opening to the rear garden, and an outlook to the front over the green.

DINING ROOM / LIBRARY A delightful room with French doors opening to the rear.

KITCHEN / DINING ROOM A lovely light room, enjoying a triple-aspect outlook, extensively fitted with a range of units under worktops with a sink and drainer inset. Appliances include a double oven, induction hob, dishwasher and fridge/freezer, with the added benefit of a water softener. There is ample space for a dining table and chairs.

UTILITY With units under worktops and a sink and drainer inset, plumbing for a washing machine, space for a tumble dryer, and a boiler supplying both hot water and radiators. A door leads to the rear of the property.

STUDY A flexible room enjoying a double-aspect outlook to the front.

CLOAKROOM WC, wash basin, and heated towel rail.

First Floor

LANDING A large landing offering ample space to create an occasional study area, whilst also featuring loft access and an airing cupboard.

MASTER BEDROOM A light, double-aspect room with extensive fitted wardrobes and an outlook over the rear garden.

EN SUITE Stylishly fitted with a white WC, wash basin, wet-room style shower area, and a heated towel rail.

BEDROOM 2 With fitted wardrobes and an outlook to the front.

BEDROOM 3 With fitted wardrobes and an outlook to the front.

BEDROOM 4 Double-aspect overlooking the rear garden.

BEDROOM 5 With an outlook to the front.

BATHROOM Tastefully fitted with a modern white suite comprising a WC, wash basin, bath, tiled shower cubicle, and a heated towel rail.

Outside

The property is situated in a quiet cul-de-sac, adjacent to the green, and is approached via a paved parking area providing parking for several vehicles, in turn leading to the **DOUBLE GARAGE** with light and power connected, a personal door, remote-operated door, and internal stairs to the roof for additional storage.

18 Fox Green, Great Bradley, Newmarket, CB8 9NR

A large area of garden lies to the front and side of the property, which is lawned and interspersed with a variety of mature trees including silver birch, whilst a gate leads to the enclosed rear garden.

The enclosed rear garden is partly walled and features an extensive paved terrace, ideal for al fresco entertaining, leading to the lawn, which is surrounded by mature shrubs, beds, and borders, and currently incorporates a wonderful model railway, which can be removed if not required by the potential purchasers. There is a large summer house, divided into a hobby room and store room, with further storage for bins, etc. beyond.

In all, about 0.33 of an acre.

SERVICES Oil-fired central heating to radiators. 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 F. (£3,233.24 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick & block construction

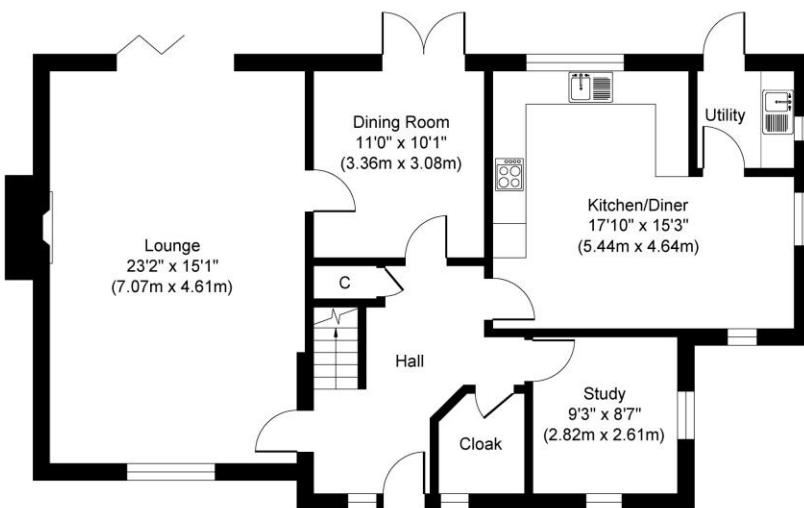
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS signed.nets.jolly

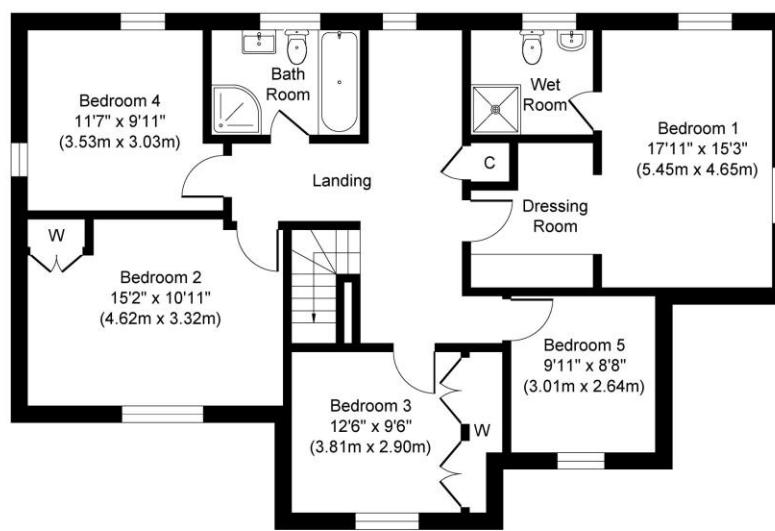
VIEWING Strictly by prior appointment only through DAVID BURR.

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.

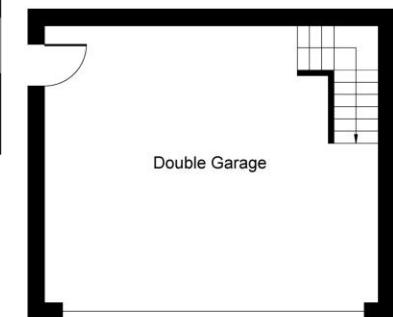




Ground Floor
Approximate Floor Area
1056 sq. ft
(98.1 sq. m)



First Floor
Approximate Floor Area
999 sq. ft
(92.80 sq. m)



Garage

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.

