



**1 Lark Hall Cottages,
Six Mile Bottom**

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1 Lark Hall Cottages, Six Mile Bottom, CB8 0UR

Six Mile Bottom, located just outside Newmarket, offers a peaceful countryside setting with easy access to nearby amenities. The village features a local shop and green spaces, along with good schools nearby. Its location provides quick access to the A11, connecting residents to Cambridge and Bury St Edmunds. With the scenic countryside nearby and Newmarket's shops and horse racing a short drive away, Six Mile Bottom offers a balance of rural tranquillity and modern convenience.

A recently refurbished and superbly presented three-bedroom semi-detached home enjoying some of the finest countryside views in the area. Set in a peaceful semi-rural position between Six Mile Bottom and West Wrating, the accommodation comprises a living room, kitchen/dining room, utility room, and ground-floor bathroom, with three bedrooms on the first floor. Outside, the property benefits from panoramic views over rolling countryside, a generous rear garden, a brick-built storage shed, and a driveway providing ample off-road parking.

A refurbished three-bedroom semi-detached home enjoying outstanding countryside views in a peaceful semi-rural setting.

Ground Floor

ENTRANCE HALL Entrance Hall with stairs rising to the first floor and access to the living room.

LIVING ROOM A bright double-aspect reception room enjoying views over the rear garden. A useful under-stairs recess provides additional storage space.

KITCHEN / DINING ROOM Refitted modern kitchen with a range of eye and base level units, work surfaces and inset stainless steel sink with drainer. Space for a dining table and chairs, laminate flooring, window to the front aspect and secondary window to the rear.

UTILITY Fitted base unit with work surfaces and stainless-steel sink with drainer, plumbing for washing machine and laminate flooring. Window to the side aspect and door to the rear lobby, which provides access to the garden.

BATHROOM Modern ground floor bathroom fitted with a panel bath and shower mixer attachment with glass screen, low level WC and wash hand basin set within a vanity unit. Window to the side aspect.

First Floor

LANDING Access to loft space and doors to all bedrooms.

BEDROOM 1 Double bedroom with dual aspect and outstanding views over rolling countryside to the front and rear.

BEDROOM 2 Double bedroom with built-in storage cupboard and window to the front aspect.

BEDROOM 3 Single bedroom with window to the rear aspect.

Outside

The property enjoys superb panoramic countryside views. The enclosed rear garden is mainly laid to lawn and includes a brick-built storage shed housing the oil-fired boiler.

To the front, a generous lawned garden and gravel driveway provide ample off-road parking for several vehicles.

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SERVICES Oil-fired central heating to radiators. Mains water. Shared septic tank drainage (shared with the neighbouring property). Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY South Cambridgeshire District Council

COUNCIL TAX BAND D.

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS blogs.afraid.afford

VIEWING Strictly by prior appointment only through DAVID BURR.

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