



BARN OWL COTTAGE, BRADLEY ROAD, BURROUGH GREEN CB8 9NG

Guide Price £550,000

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A stunning, 4-bedroom detached family home of about 1,500 sq ft of accommodation, with a beautiful and good size garden, driveway and outbuilding. Beautiful far reaching views over arable land.



Burrough Green is a village situated approximately five miles south of Newmarket. With a primary school, pub and cricket club, it is a thriving and neighbourly community. The A11 and A14 are within easy reach and the nearest station is at Dullingham on the Ipswich-Ely line.

- 4/5 bedrooms & 2 reception rooms
- Extensively improved throughout
- Non-estate location with beautiful views
- Vaulted ceiling and beams
- Generous garden with patio area, lawn and outbuilding/gym

Accommodation details

Barn Owl Cottage is a beautiful and greatly improved family home. The kitchen/dining/living room is a real feature and the family hub of the home with a vaulted ceiling, beams, tiled flooring, breakfast bar, bi-fold doors and gable end windows. The kitchen area has a matching range of eye and base level cupboards, integrated dishwasher and a stainless-steel double sink.

There is a sitting room with an attractive fireplace, and this is open to the dining room. The ground floor bedroom is a good size and has an ensuite shower room. A utility room completes the ground floor and opens into the garden.

To the first floor are three bedrooms, a dressing room/potential fifth bedroom and a family bathroom.

Externally is a good size garden laid to lawn, patio area and play area.

Entrance Porch

Door to:

Dining Room

Wood flooring, wooden mantle with log burner, window to the front aspect. Open to:

Sitting Room

A dual aspect room with wood flooring, a storage cupboard, fireplace with wooden mantle and opening to the:

Kitchen/Dining Room

Kitchen area

Window to side aspect, eye and base level storage units, integrated dishwasher, stainless steel extractor hood and a tiled floor which is continued through the:

Dining area

A stunning room with bi-fold doors and a gable end window, a vaulted ceiling with beams, breakfast bar area, window to side aspect, and a range of cabinetry. Tiled flooring, American style fridge/freezer and an integrated microwave.

Utility Room

Storage cupboards, butler sink, plumbing for a washing machine and a door to the rear aspect.

Bedroom 1

A triple aspect room with an air conditioning unit and radiator.

Ensuite shower room

A beautiful bathroom suite comprising a WC, vanity unit, shower unit, heated towel rail, tiled floor and a window to the rear aspect.

Landing

Storage cupboards, access to rooms and a window to the rear aspect.

Bedroom 2

Window to side aspect and radiator.

Bedroom 3

Window to front aspect and radiator.

Bedroom 4

Built-in wardrobes, radiator and window to front aspect.

Dressing Room/Bedroom 5 - 7'9" x 6'5" (2.37 x 1.98)

Window to the side aspect.

Bathroom

A suite comprising low level WC, wash hand basin, p-shaped bath with a wall mounted shower, window to rear aspect and radiator.

Outbuilding/Gym

With power and light.

Outside

A good size garden with a play area laid with bark chippings, mature trees, plants and shrubs. There is patio paving leading through to a side passageway. The front garden is enclosed by fencing and there is a block paved driveway with ample parking.

Council tax band F – East Cambridgeshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Newmarket
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GROUND FLOOR

1ST FLOOR



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