



BRINKLEY ROAD
Burrough Green

Carter Jonas

BRINKLEY ROAD, BURROUGH GREEN, NEWMARKET, CB8 0PJ

- Cambridge - approx. 16 miles
- Newmarket - approx. 5 miles
- Dullingham Railway Station - approx. 1.5 miles

Popular Cambridgeshire village • Around 1,800 sq.ft of accommodation • South facing rear garden • Four double sized bedrooms • EPC rating C

DESCRIPTION

The well proportioned accommodation measures close to 1,800 sq.ft including an entrance hall, sitting room, study, kitchen/dining room, utility, cloakroom, four double sized bedrooms and two bathrooms. Externally enjoying paved driveway parking and a particularly private south-facing rear garden.

The focal point of the ground floor is the open-plan kitchen/dining room, which offers ample dining space, as well as a seating area. The stylishly fitted kitchen offers fitted units and drawers with stone worktops over and an inset double sink and drainer. Integrated appliances include a double oven, hob, fridge-freezer and dishwasher. In addition to the kitchen storage is a fitted pantry cupboard beside the utility room. The entrance hall has understairs storage and a tiled floor, leading to the cloakroom. The sitting room has oak flooring and French doors leading to the rear garden. Lastly, there is a study/playroom.

The spacious landing offers both fitted storage and loft access. The sizeable principle bedroom enjoys a stylishly fitted en-suite with a double sized shower cubicle, wash handbasin, heated towel rail and WC. The remaining three bedrooms are all double in size. The family bathroom is extensively tiled with a bath and shower over, heated towel rail, wash handbasin and WC.

A PARTICULARLY WELL-PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED MODERN HOUSE ENJOYING A PEACEFUL SETTING IN THE HUGELY POPULAR CAMBRIDGESHIRE VILLAGE OF BURROUGH GREEN.



OUTSIDE

The front aspect enjoys a low maintenance area decorated with planted pots, beside the paved driveway providing parking for several vehicles. The rear south-facing garden is predominately lawned with a large paved terrace and a somewhat separate play area.

LOCATION

Located in the idyllic village of Burrough Green in East Cambridgeshire, this property offers a peaceful rural lifestyle just minutes from Newmarket and Cambridge. Surrounded by scenic countryside and heritage architecture, the village features a 13th-century church, a traditional English pub, and a vibrant community hub with a school, cricket club, and reading room. It's an ideal setting for those seeking charm, tranquillity, and easy access to outdoor trails and village events.



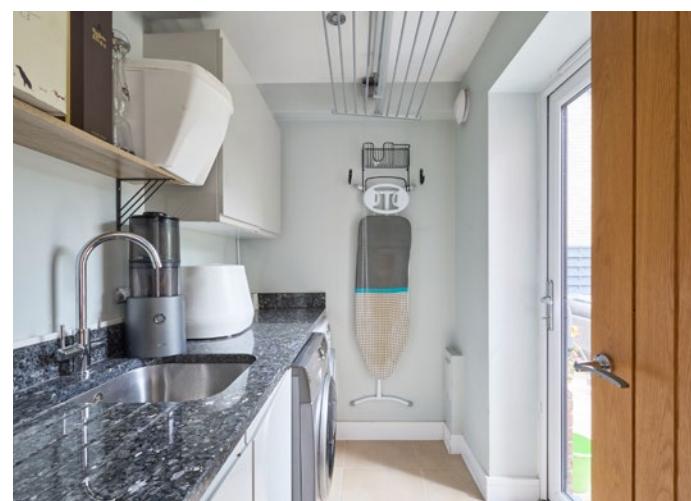
ADDITIONAL INFORMATION

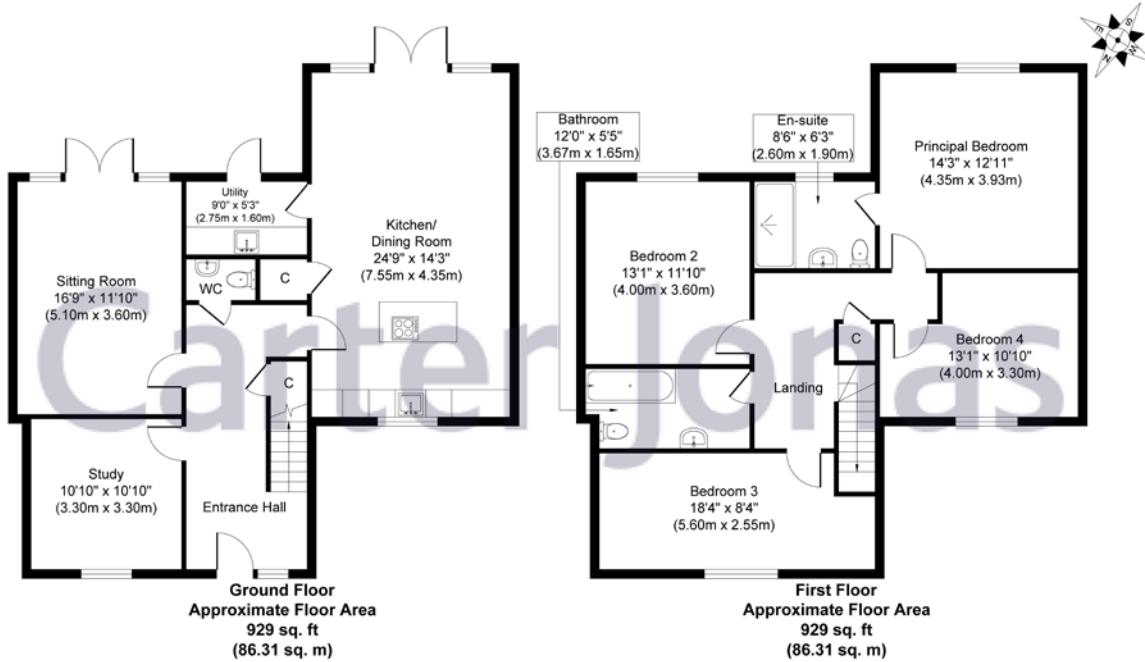
Tenure: Freehold

Services: Mains water, drainage and electricity. Oil fired central heating

Local Authority: East Cambridgeshire District Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330





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.

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