



Clarendale Estate, Great Bradley
Newmarket, CB8 9LN
Offers Over £350,000

Clarendale Estate, Newmarket, CB8 9LN

A modern and detached family home set within this established development and enjoying a lovely aspect to front overlooking an open green.

Cleverly extended and improved, this property boasts accommodation to include an entrance hallway, open plan kitchen/dining room, spacious sitting room, study/bedroom 4, family bathroom and 3 further good-sized bedrooms.

Externally the property offers a fully enclosed garden and garage.

Viewing is essential.

About Great Bradley:
Great Bradley is a charming village nestled in the heart of Suffolk, offering a picturesque rural setting with a rich history and welcoming community. Surrounded by lush countryside and scenic farmland, it features a blend of traditional cottages and modern homes, making it an ideal location for those seeking tranquility and rural charm. The village provides essential amenities, including a local pub and church, while benefiting from close proximity to larger towns for shopping and services. With its peaceful atmosphere and scenic beauty, Great Bradley is perfect for families, retirees, or anyone looking to enjoy the serene Suffolk countryside.

Hallway
Good sized hallway with laid wooden style flooring, radiator, staircase rising to the first floor with storage cupboard under, a further storage cupboard and door through to the:

Sitting Room
19'5" x 12'7"
Spacious sitting room with featured log burner, TV connection point, laid wooden style flooring, two radiators and window to the front aspect.

Dining Room
10'6" x 8'6"
With ample fitted storage cupboard's, laid wooden style flooring, window to the side aspect and opening through to the:

Kitchen
11'0" x 9'11"
Modern kitchen fitted with a range of matching eye and base level storage units and wooden working surfaces over, inset stainless steel sink and drainer with mixer tap over, range cooker with extractor hood above, integrated

dishwasher, space for a fridge/freezer. Laid wooden style flooring, window to the rear aspect and door through to the:

Inner Hallway
With rear external door.

WC
Low level WC hand basin, laid wooden style flooring and radiator.

Study/Bedroom 4
11'6" x 8'3"
Versatile room, currently used as a bedroom, with laid wooden style flooring, radiator and window to the rear aspect.

First Floor Landing
With access to the airing cupboard. Window to the side aspect.

Bedroom 1
12'4" x 10'7"
Double bedroom with built-in storage cupboard's, radiator and window to the rear aspect.

Bedroom 2
10'7" x 9'10"
Double bedroom with radiator, laid wooden flooring, and window to the rear aspect.

Bedroom 3
8'9" x 8'6"
With radiator, laid wooden style flooring and window to the front aspect.

Bathroom
Three piece fitted bathroom suite comprising a concealed WC, hand basin with vanity cupboards under, enclosed shower cubicle, laid wooden style flooring, radiator and obscured window to the front aspect.

Outside - Rear
Enclosed landscaped garden mostly laid to lawn with raised decked seating area, paved patio with steps leading down to the rear pedestrian gate and timber built summer house.

Outside - Front
Laid to lawn frontage. Side pedestrian gate. 2/3 parking spaces at the rear of the property on the drive.

Property Information:
Maintenance fee - N/A
EPC - D
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 108 SQM
Parking – 2/3 parking spaces at the rear of the property.
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil Tank
Broadband Connected - tbc
Broadband Type – Superfast available, 71Mbps download, 18Mbps upload
Mobile Signal/Coverage – Ofcom advise none/limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

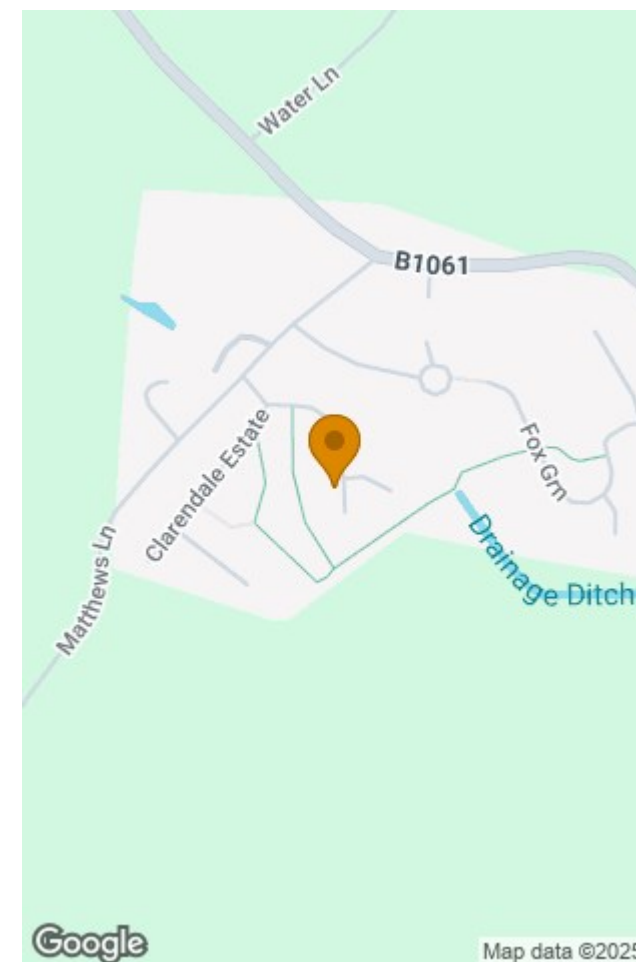
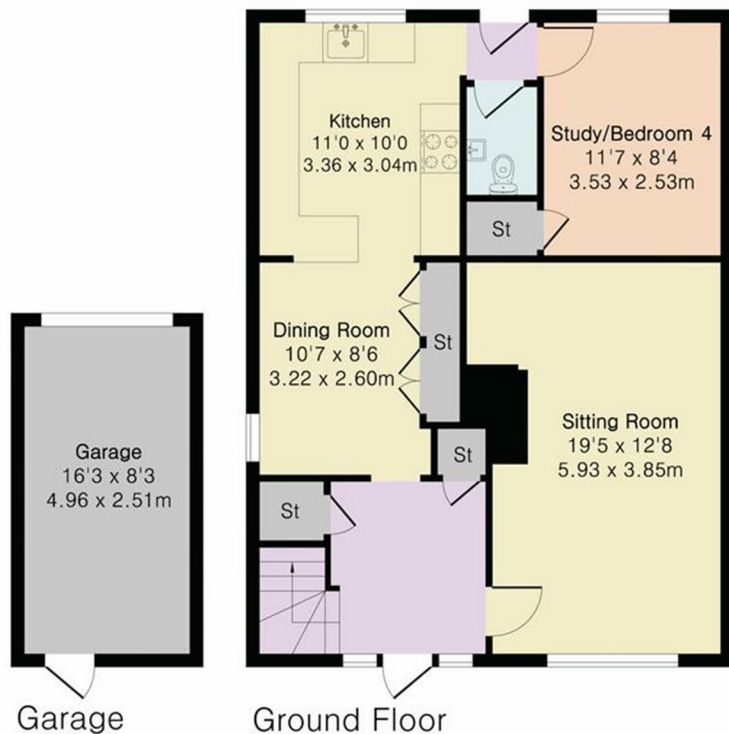


Approximate Gross Internal Area 1299 sq ft - 120 sq m

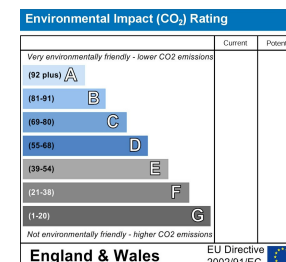
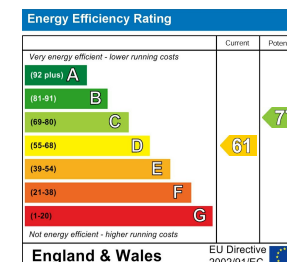
Ground Floor Area 719 sq ft – 67 sq m

First Floor Area 446 sq ft – 41 sq m

Garage Area 134 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



