



**Bradley Road**  
**Burrough Green, Cambridgeshire CB8 9NG**  
**Guide Price £595,000**

## Bradley Road, Burrough Green, Cambridgeshire CB8 9NG

A superbly updated and greatly improved detached family home standing within a rural location and enjoying some lovely views to the rear overlooking rolling fields and boasting a substantial and impressive detached workshop.

Cleverly extended in recent years, this property has witnessed a programme of improvements and offers some striking period features whilst enjoying an appealing mix of modern day conveniences. The property boasts accommodation to include an entrance porch, dining/reception area, living room with multi fuel burner, splendid vaulted kitchen/breakfast room, utility room, four bedrooms (with en-suite to the master bedroom) and a family bathroom.

Externally the property offers a range of outbuildings, one of which is currently used as a gym, a fully enclosed rear garden and driveway/parking. Of particular note is the detached workshop with separate access/driveway which has tremendous potential for a variety of uses (subject to usual consent).

Offered for sale with the distinct advantage of no chain – viewing is highly recommended.

### Porch

With door through to the:

### Dining Room 15'7" x 13'1" (4.75 x 4.01 )

Laid wooden flooring, radiator, staircase rising to the first floor with storage under, windows to the front and side aspect.

### Sitting Room 13'1" x 12'9" (4.01 x 3.90 )

Spacious living room with featured log burner and wooden mantle, TV connection point, radiator, laid wooden flooring and windows to the front and side aspect.

### Kitchen/Dining 22'0" x 16'10" (6.72 x 5.15 )

Modern fitted kitchen fitted with a range of both eye and base level storage units and working surfaces over,

under mounted stainless steel sink with mixer tap, tiled splashback area, breakfast bar with pendant lighting, range oven with five-ring electric hob and extractor hood above, integrated microwave, dishwasher, space for fridge/freezer. Exposed beams, tiled flooring, windows to the side aspect and bi-folding doors out to the rear garden.

### Utility Room 7'6" x 7'4" (2.29 x 2.25 )

With wall length storage cupboards, butler sink with mixer tap, space and plumbing for a washing machine and tumble dryer and door to the rear aspect.

### Bedroom 1 16'10" x 11'2" (5.15 x 3.41 )

Double bedroom with air condition unit, radiator, windows to the side, front and rear aspect. Door through to the:

### En-Suite 8'4" x 6'2" (2.55 x 1.88)

Luxury fitted three piece suite bathroom comprising of a concealed WC, wash basin with vanity under, walk in shower with glass screen, heated towel rail, tiled flooring and window to the rear aspect,

### First Floor Landing

With storage cupboard, window to the rear aspect and doors through to the bedrooms and bathroom.

### Bedroom 2 11'2" x 10'5" (3.41 x 3.20 )

Double bedroom with radiator and windows to the side aspects.

### Bedroom 3 13'0" x 6'11" (3.98 x 2.13 )

Radiator and window to the front aspect.

### Bedroom 4 8'5" x 6'11" (2.58 x 2.13)

With built in wardrobes, radiator and window to the front aspect.

### Bathroom 8'4" x 6'2" (2.55 x 1.88)

Three piece white suite comprising of a low level WC, wash basin, p-shaped bath with wall mounted shower, part tiled walls, radiator and window to the rear aspect.

### Dressing Room 7'9" x 6'5" (2.37 x 1.98)

With window to the side aspect.

### Outside - Rear/Side

Generous sized garden mostly laid to lawn with barked play area, wooden pergola, variety of mature trees and shrubs, patio area leading through to side passage.

### Gym/Outbuilding

With power and lighting.

### Outside - Front

Enclosed by fencing frontage predominately laid to shingle accompanied by mature shrubs. Paved driveway area with ample parking and sloped pathway leading to the garden.

### Detached Workshop 29'11" x 20'0" (9.14m x 6.10m)

Detached workshop with separate access/driveway. Currently fenced off from the garden. Purpose built with with the potential to convert (subject to planning consent) to a 1 or 2 bedroom annex or dwelling with services connected including mains drainage.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - F (East Cambridgeshire)

Property Type - Paved off road parking area

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 139SQM

Parking – Paved off road area

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

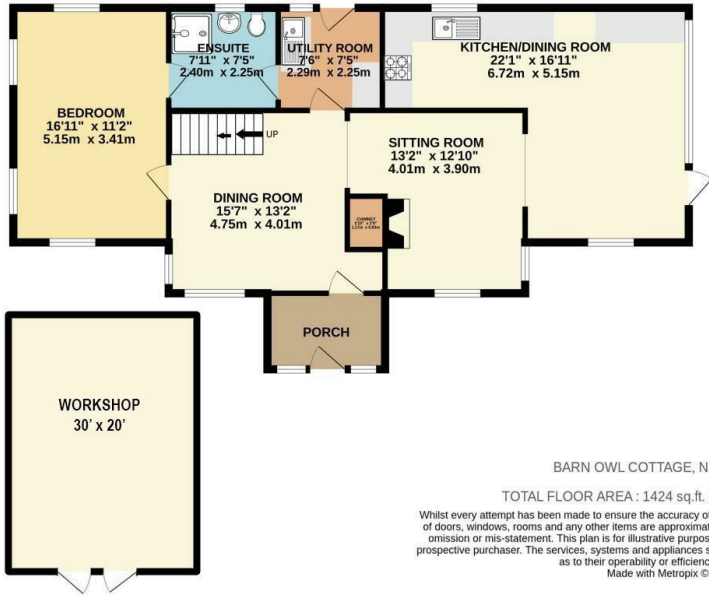
Broadband Connected - Yes

Broadband Type – Ultrafast available, Max 100Mbps download, 220Mbps upload

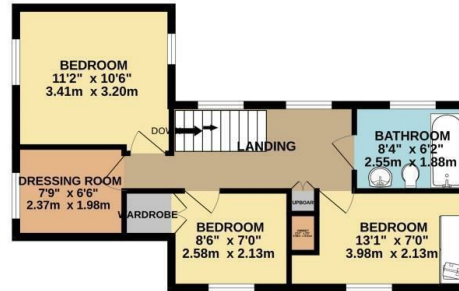
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



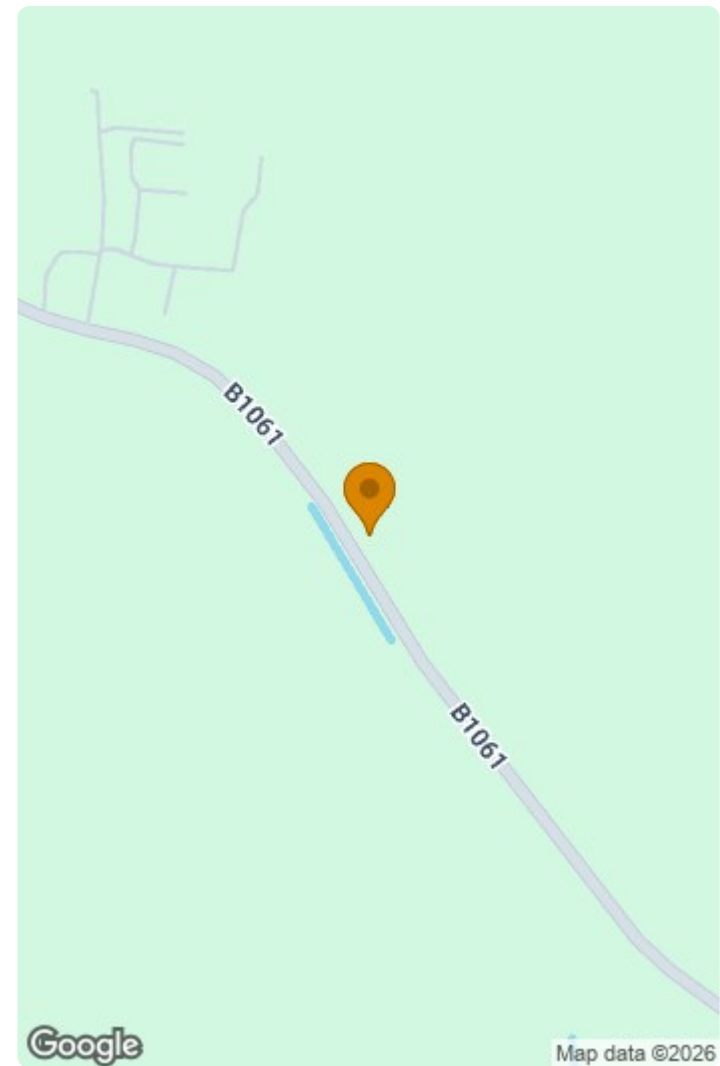
1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



BARN OWL COTTAGE, NEWMARKET

TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	91

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	67

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