



**Green Park, Brinkley CB8 0SQ**

**Offers Over £399,950**

## Green Park, Brinkley CB8 0SQ

A thoughtfully extended four bedroom detached home in the highly regarded village of Brinkley.

Brinkley is a charming village set in a semi rural location close to both Cambridge and Newmarket making it a convenient commute for work whilst retaining a peaceful village lifestyle.

The two storey extension offers a modern fitted kitchen, living room, separate dining room and conservatory, four generous bedrooms with an ensuite to the master and a family bathroom.

Outside, the rear garden is fully enclosed offering privacy to the patio area. The front driveway provides ample off road parking for several vehicles and leads to a generous integral garage.

Viewing is strongly recommended.

### Entrance Hall

Doors to kitchen, living room and cloakroom. Radiator. Stairs to first floor.

### Kitchen 13'7" x 9'1" (4.15m x 2.79m)

Modern kitchen with a range of matching eye and base level cupboards with granite worktop over. Inset bowl sink with mixer tap over. Space and connection of electric range style cooker with attractive splashback and stainless steel and glass extractor over. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Window overlooking rear aspect. Door to entrance hall.

### Dining Room 10'7" x 9'2" (3.24m x 2.81m)

Generous dining room with French doors leading to rear patio area. LVT wood flooring. Radiator. Arched opening leading to living room. Door to garage.

### Living Room 17'2" x 11'1" (5.24m x 3.39m)

Spacious, well presented living room with feature fireplace with wooden surround and mantel, stone

hearth. Half glazed, double doors leading to conservatory. Window overlooking rear garden. Arched opening leading to dining room.

### Conservatory 10'9" x 8'4" (3.30m x 2.56m)

Generous conservatory with French doors leading to rear patio area. Parquet style flooring. Half glazed double doors to living room.

### Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window. Door to entrance hall.

### Landing

Doors to all bedrooms and bathroom. Stairs to ground floor.

### Bedroom 1 17'1" x 10'7" (5.21m x 3.24m)

Spacious bedroom with window overlooking rear aspect. Radiator. Loft hatch. Doors to en suite and landing.

### En Suite 10'7" x 4'9" (3.24m x 1.47m)

Contemporary en suite with low level W.C., bowl hand basin with mixer tap over and built-in storage cupboard under and generous walk-in shower with wall mounted and water-fall showers and sliding glass doors. Attractively tiled to wet areas. Tiled flooring. Obscured window. Radiator. Door to bedroom 1.

### Bedroom 2 12'6" x 9'8" (3.83m x 2.96m)

Spacious bedroom with window overlooking front aspect. Radiator. Door to landing.

### Bedroom 3 12'2" x 9'8" (3.71m x 2.96m)

Spacious bedroom with window overlooking rear aspect. Radiator. Door to landing.

### Bedroom 4 9'2" x 8'0" (2.81m x 2.45m)

Well proportioned room with window overlooking rear aspect. Radiator. Door to landing.

### Bathroom 7'8" x 7'5" (2.35m x 2.28m)

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over, built-in

storage cabinet under and P-shaped bath with shower attachment over. Attractively tiled to wet areas. Tiled flooring. Radiator. Obscured window. Door to landing.

### Outside - Front

Gravelled driveway providing off road parking, edged with some mature shrub planting, leading to integral garage. Oil tank.

### Outside - Rear

Enclosed rear garden mainly laid to lawn with some mature shrub and small tree planting. Patio area to rear of house.

### Integral Garage 13'7" x 10'7" (4.15m x 3.24m)

With up and over door to driveway. Internal door to dining room.

## PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 84 SQM

Parking – Driveway & Garage

Electric Supply - Mains and PV Panels

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

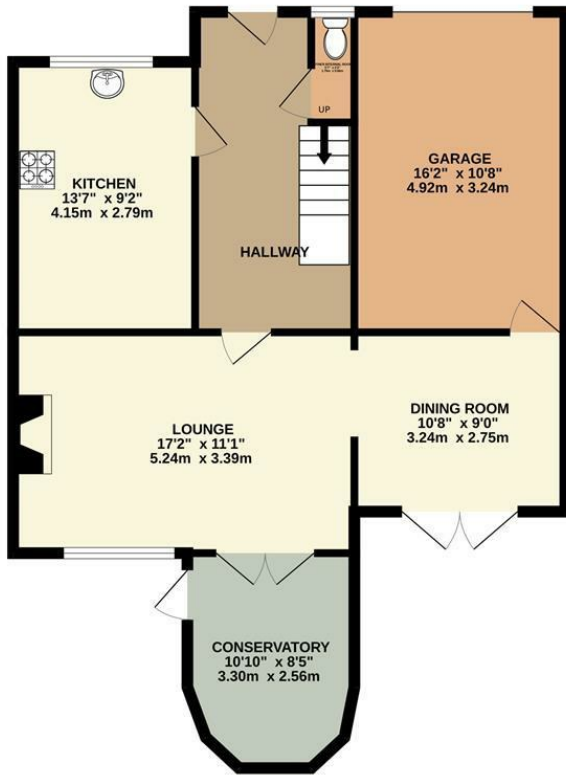
Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

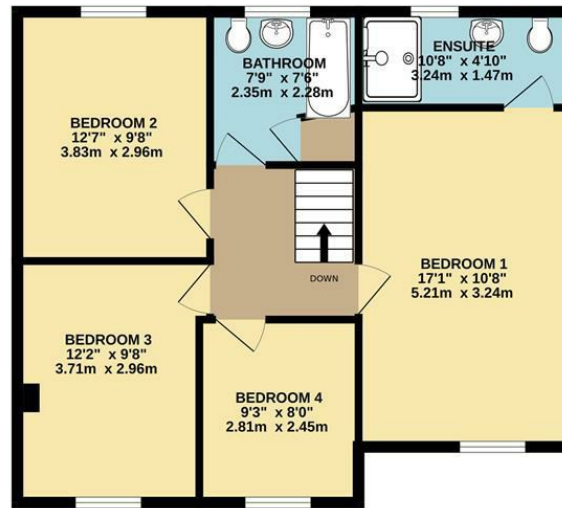
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.

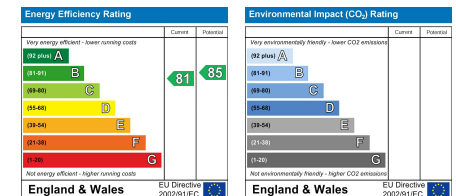
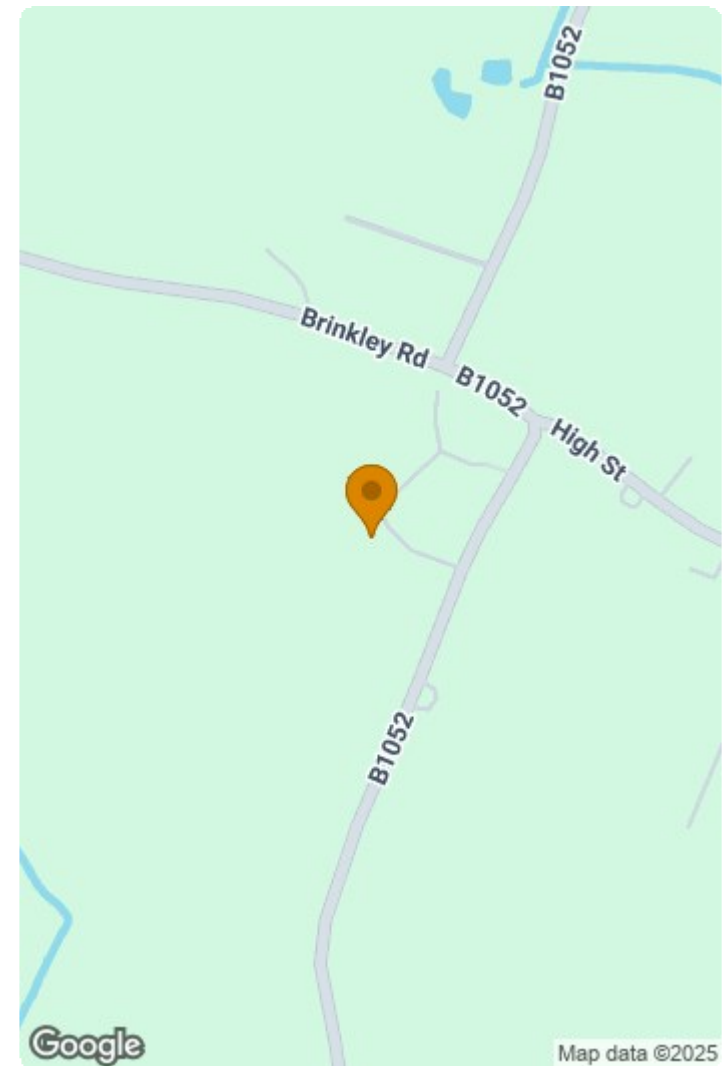


1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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