

Beechcroft, Brinkley
Newmarket, CB8 0SH
£325,000

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Beechcroft, Newmarket, CB8 0SH

A superb opportunity to purchase an established semi-detached family home occupying a magnificent size plot and located with a lovely open view to front.

Boasting some significant potential to extend, this property enjoys accommodation to include a living room, kitchen, dining room, and three bedrooms.

Externally the properly offers a delightful mature and established garden with a summer house and detached garage.

No chain - viewing recommended.

Entrance Hall
Front door leading to hallway with built in storage cupboards and internal doors to:

Living Room
16'1" x 11'5"
Built in storage cupboard. Windows to front and rear aspects.

Bathroom
Suite comprising of panelled bath, WC and handwash basin. Window to rear aspect.

Kitchen
12'5" x 6'11"
Fitted with a range of matching eye and base level units, with worktop over. Integrated stainless steel sink with stainless steel mixer tap. Space for white goods. Walk in storage cupboard. Windows to rear aspect. Internal door through to dining room.

Dining Room
12'1" x 11'6"
Built in storage cupboard. Internal door to shower room. Single external door to front aspect, external french doors to rear aspect.

Bedroom 1
16'1" x 13'3"
Windows to both front and rear aspects.

Bedroom 2
10'7" x 7'10"
Built in storage cupboard. Window to front aspect.

Bedroom 3
8'5" x 8'0"
Window to rear aspect.

Summer House
7'9" x 5'9"
French doors leading to garden.

Garage
17'7" x 5'11"
Double side-hinged garage doors.

Outside - Front
Beautifully landscaped, enclosed front garden with a small pond, topiary, and borders of mature shrubs and flowers.

Outside - Rear
Patio area leading from house to raised flower/vegetable beds with a greenhouse, on to a beautifully kept lawned area with a rose garden leading to the summer house.

Property Information
EPC - E
Tenure - Freehold
Council Tax Band - B (East Cambridgeshire)
Property Type - Semi-detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
SQM: 88 SQM
Parking – Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - Ultrafast connected
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

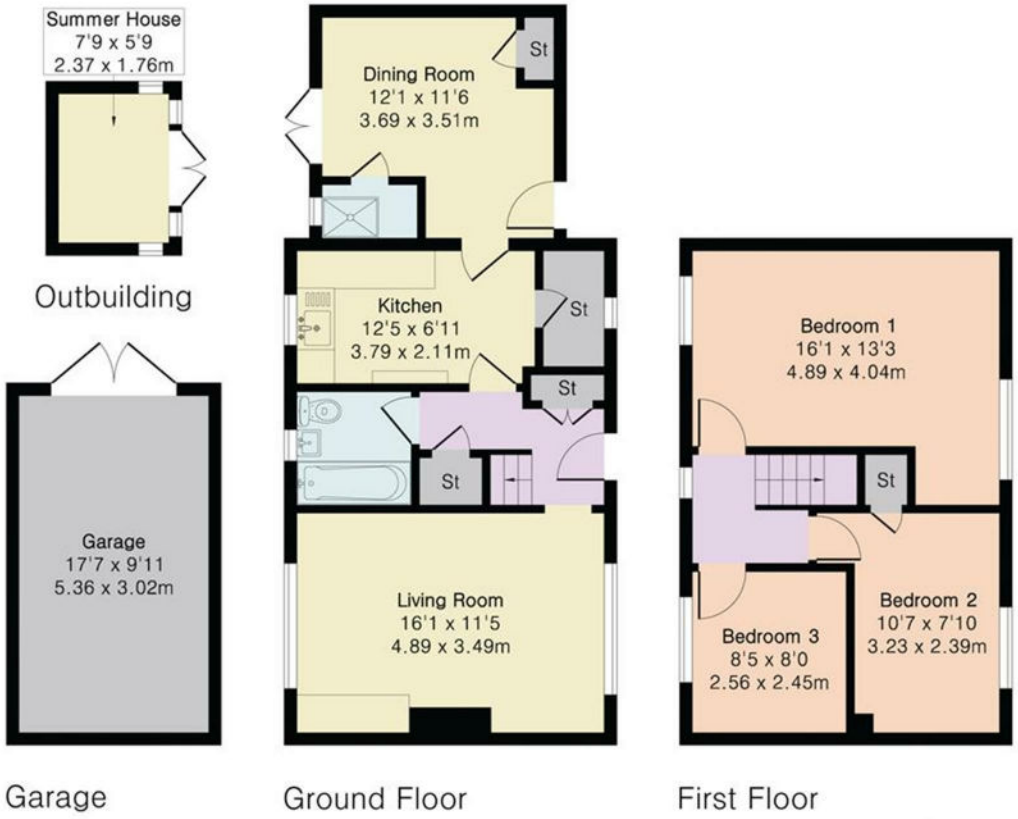
Location
Brinkley, Cambridgeshire, is nestled on the Cambridgeshire and Suffolk border near Newmarket. Brinkley is a highly sought-after, picture-postcard village that offers the ultimate peaceful countryside lifestyle. This friendly, tight-knit community features charming historic architecture, a modern children's playground, and fantastic social hubs like the vibrant village hall and the popular Red Lion pub. While residents enjoy a quiet, rural setting free from busy commercial traffic, everyday conveniences are just minutes away, with excellent local schooling nearby, comprehensive shopping in Newmarket, and Dullingham railway station providing fast, easy commuter links to Cambridge.







Approximate Gross Internal Area 954 sq ft - 88 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 551 sq ft – 51 sq m
First Floor Area 403 sq ft – 37 sq m
Garage Area 174 sq ft – 16 sq m
Outbuilding Area 45 sq ft – 4 sq m



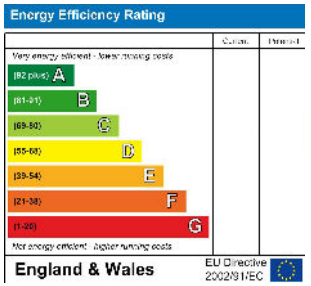
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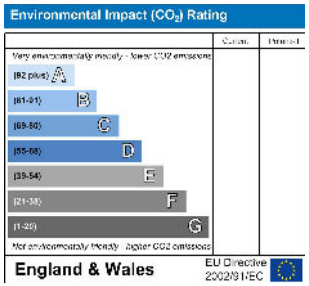
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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.

Morris Armitage

- **Sought After Village Location**
- **Sizeable Plot**
- **Significant Potential to Extend**
- **Enclosed Front & Rear Gardens**
- **Beautiful Well-Kept Gardens**
- **Summer House**
- **Garage**
- **No Chain**







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.




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