



**Red Cottage, East Green, Newmarket CB8 9LU**

**Guide Price £425,000**

## Red Cottage, East Green, Newmarket CB8 9LU

A semi detached home in an idyllic rural location with stunning views over rolling countryside and planning permission to extend the property close to the hamlet of East Green.

East Green in Great Bradley, Suffolk, is a tranquil rural area characterized by expansive fields and historic farmhouses. The area includes College Farmhouse, a Grade II listed early 19th-century building, and remnants of medieval greens visible on 18th-century maps. Notably, East Green features a trig point at 107 meters above sea level, making it one of the highest points in Suffolk.

Accommodation includes a living room, kitchen/diner, utility room, home office/bedroom three, two further bedrooms and a bathroom.

Externally, there is a large, well stocked garden approaching 0.5 acres with planning approval for a two storey extension to create additional bedrooms and a larger living room. A generous driveway provides off road parking for several vehicles.

This property must be seen to fully appreciate the location and potential on offer.

### Entrance Hall

With door to living room. Attractive quarry tile flooring. Stairs leading to first floor.

### Kitchen/Dining Room 11'11" x 11'0" (3.65m x 3.36m)

Country style kitchen with a range of base level cupboards with work top over. Stainless steel sink and drainer. Space for fridge/freezer. Inset multi fuel range cooker with attractive surround and mantel. Space and connection for electric cooker. Built-in storage pantry. Window to rear aspect. Doors to sitting room and inner hall.

### Sitting Room 11'11" x 10'11" (3.65m x 3.35m)

Beautifully presented sitting room with feature fireplace housing multi fuel stove with inset beam mantel and slate hearth. Built-in cupboards to alcove. Window to front aspect. Storage heater. Doors to entrance hall and kitchen/diner.

### Inner Hall

With doors leading to kitchen/diner, bedroom 3 and utility room. Window to rear aspect.

### Utility

Range of base level cupboards with wooden work top over. Butler sink with mixer tap over. Tiled splashbacks. Low level W.C. Window to side aspect. Door to inner hall.

### Bedroom 3 8'3" x 8'0" (2.52m x 2.45m)

Charming room with parquet flooring. Vaulted ceiling. Window to rear aspect. Door to inner hall and rear garden.

### Landing

### Bedroom 1 15'1" x 10'11" (4.62m x 3.35m)

Spacious double room with attractive fireplace with an ornate surround. Vaulted ceiling. Storage heater. Window to front aspect. Door to landing.

### Bedroom 2 11'0" x 8'2" (3.36m x 2.5m)

Charming room with window to rear aspect. Storage heater. Door to landing.

### Bathroom 7'11" x 7'4" (2.43m x 2.25m)

White suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Radiator. Window to rear aspect. Built-in storage cupboard. Door to landing.

### Outside - Front

Hardstanding area providing ample off road parking. Attractively planted front garden with a

variety of plants and shrubs and lawned area. Pathway leading to front door with storm porch over and rear garden.

### Outside - Rear

Delightful rear garden with wrap around pathway and expansive lawned area. Garden area with a variety of established planting, with an attractive meadow area beyond. Views over the surrounding countryside. Brick built outbuilding. Sizable timber shed. Pathway access to hardstanding parking area.

### PROPERTY INFORMATION

EPC - F

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 76 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage

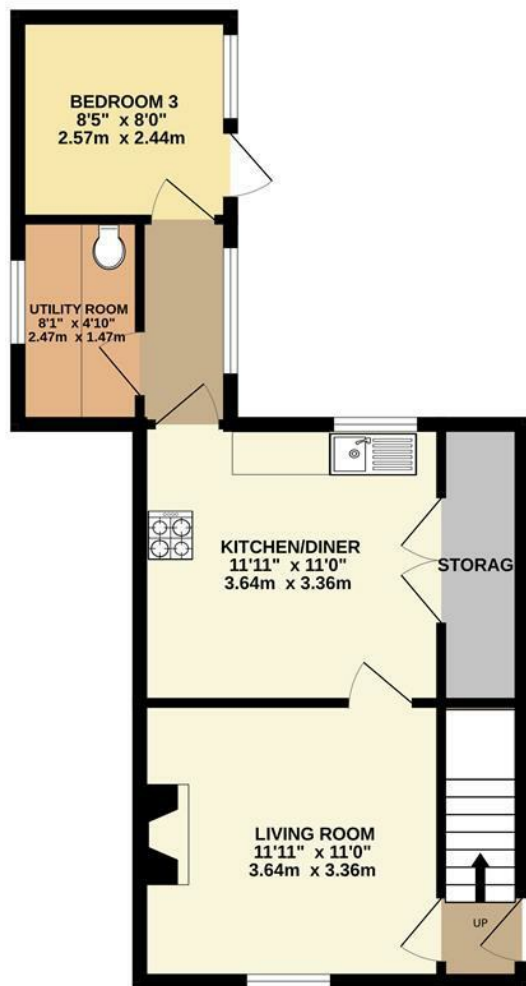
Broadband Connected - tbc

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

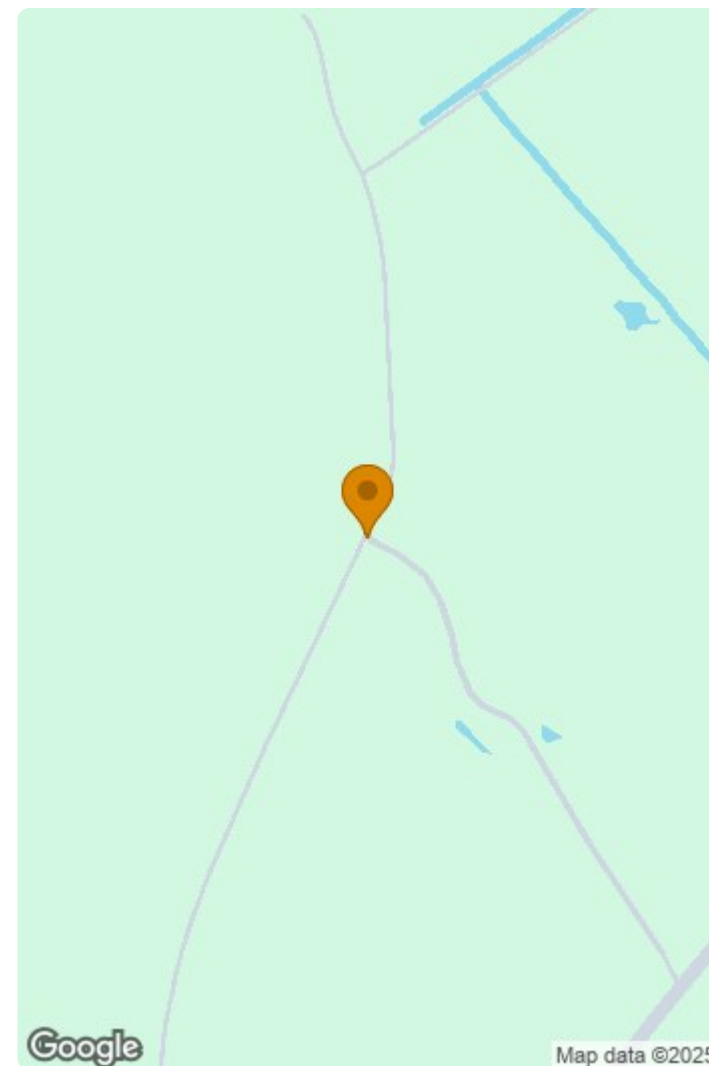
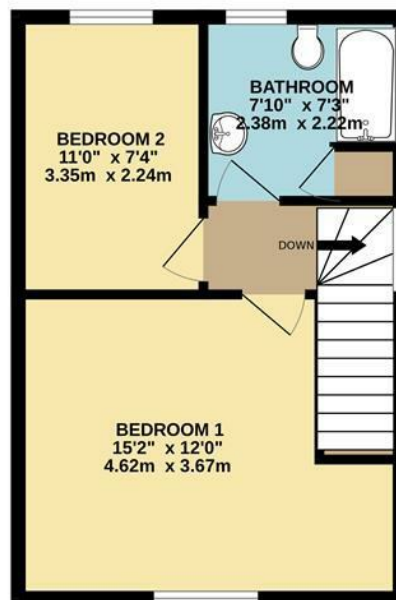
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

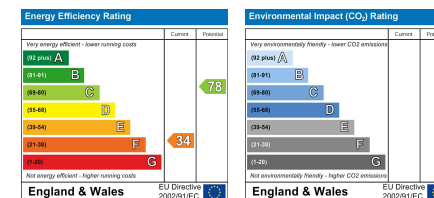
GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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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