

Evergreen Lane, Great Bradley, CB8 9LL

CHEFFINS

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Great Bradley,
CB8 9LL

4 2 3

£525,000



- Semi-Rural Village Location
- Connections to Newmarket and Cambridge
- Double Garage/Workshop
- Three Reception Rooms
- Ensuite to Master Bedroom
- Utility Room
- Freehold
- EPC Rating TBC

A spacious and well appointed, four bedroom detached property situated in the rural village of Great Bradley. Offering a generous double garage/workshop, secluded rear garden, ensuite to master bedroom, utility room and three reception rooms. (EPC Rating TBC)











The village of Great Bradley sits in the district of West Suffolk in Suffolk, England, close to the Cambridgeshire border and a few miles north-east of Haverhill.





GROUND FLOOR

ENTRANCE HALL
Double glazed door to the side, double glazed window to the front, radiator, and stairs leading up to the first floor landing with understairs storage cupboards.

LIVING ROOM
Dual aspect room with double glazed windows to the front and French doors opening onto the rear garden flanked by two full-length glazed windows. Features two radiators, a multi-burning stove with a tiled hearth, and an oak fireplace with mantel over.

SNUG/HOME OFFICE
A versatile multi-use room with dual aspect double glazed windows to the front and rear. Includes a radiator and a separate loft access with a built-in ladder (loft is partially boarded).

KITCHEN
Dual aspect room with double glazed windows to the side and rear, a stable-style door opening to the side, radiator, and tiled flooring. Fitted with a range of matching wall and base units with work surfaces over, tiled splashbacks, a 1.5 bowl sink unit with mixer taps, and plumbing for a dishwasher. Appliances include a built-in four-ring Siemens hob, a double oven (one microwave oven and one separate electric Siemens oven), a built-in fridge, and a built-in freezer. Includes a pantry-style cupboard housing the water softener and further larder-style storage.

DINING ROOM
Two double glazed windows overlooking the rear garden, radiator, and solid wood flooring.

UTILITY ROOM
Double glazed window to the front, radiator, floor-level oil boiler, plumbing and space for a tumble dryer or washing machine, and vinyl flooring.

WC
Double glazed window to the front, low-level WC, wall-mounted wash hand basin, and a radiator.

FIRST FLOOR

LANDING
Double glazed window to the front, large airing cupboard housing the water cylinder, and access to a second loft with a pull-down ladder (Note: main loft area on landing may not have flooring).

MASTER BEDROOM
Double glazed window to the rear, radiator, and built-in wardrobes.

ENSUITE
Low-level WC, pedestal wash hand basin, side-panelled bath with chrome attachments, double glazed window to the side, and a radiator.

BEDROOM TWO
Double glazed window to the rear, fitted wardrobes, and a radiator (Double room).

BEDROOM THREE
Double glazed window to the front, built-in wardrobes, and a radiator (Double room).

BEDROOM FOUR
Double glazed window to the front, built-in wardrobes, and a radiator (Double room).

FAMILY BATHROOM
Double glazed window to the rear, low-level WC, pedestal wash hand basin, corner shower suite with tiled splashbacks, tiled walls, tiled flooring, and a radiator.

REAR GARDEN
A highly private, established garden featuring a patio seating area, laid-to-lawn grounds with flower bed borders, mature shrubs, timber fence enclosure, a large ash tree, and a timber-built storage shed situated behind the garage. Gated access to the side garden with power and light connected. Generous side storage area suitable for a trailer or sheds, enclosed by timber fencing, and housing a UPVC oil tank.

GARAGE AND PARKING
Shared initial access point leading to a block-paved driveway offering parking for multiple vehicles (approx. 5 cars) with a porch area leading to the front door. Enclosed for privacy with hedgerow borders. There is a detached double garage with two electric doors, power, and light connected. Includes an extended, double-skinned, and insulated workshop space to the side featuring a Velux window, power, and light connected also. Side pedestrian access via steps through a red brick wall.

AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



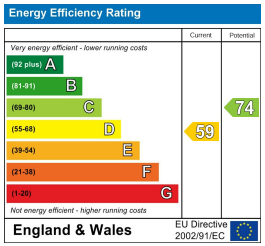












£525,000

Tenure - Freehold

Council Tax Band - F

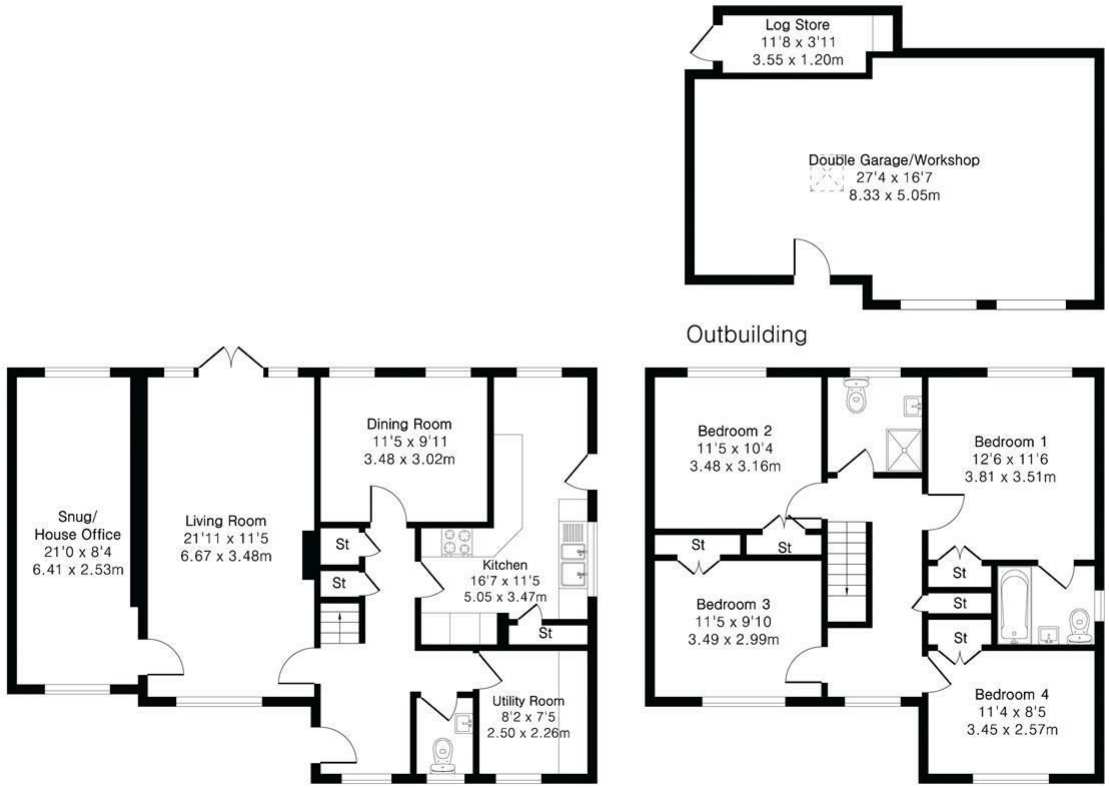
Local Authority - West Suffolk

Approximate Gross Internal Area 1663 sq ft - 155 sq m (Excluding Outbuilding)

Ground Floor Area 944 sq ft – 88 sq m

First Floor Area 719 sq ft – 67 sq m

Outbuilding Area 464 sq ft – 43 sq m



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

27A High Street. Haverhill. CB9 8AD | 01440 707076 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.