



Weston Colville Road, Brinkley, CB8 0SG

**CHEFFINS**



# Weston Colville Road

Brinkley,  
CB8 0SG

- Semi-Detached Bungalow
- 3 Bedrooms
- Rural Setting with Stunning Countryside Views
- Off-Road Parking for 2 Vehicles
- Double Glazed Windows
- Enclosed Private Rear Garden

A charming and well-presented 3 bedroom semi-detached bungalow offering comfortable living in a peaceful countryside setting. Boasting picturesque views over open fields, this home provides the perfect balance of rural tranquillity and modern convenience. With spacious and versatile accommodation, this property benefits from a living room with a Hunter Herald multi-fuel stove, a modern kitchen, a conservatory with beautiful garden views, and a well-maintained private rear garden. The front garden provides off-road parking for two vehicles, while double-glazed windows to the front and rear ensure warmth and energy efficiency.

3 1 1

**Guide Price £365,000**







## LOCATION

BRINKLEY is a sought after unspoilt village lying 6 miles south of Newmarket and 11 miles east of Cambridge. The village benefits from a church, a public house and village hall. There is a Primary School at nearby Burrough Green (one and a half miles away).

**ENTRANCE PORCH**

- Polyflor Camaro vinyl luxury tile flooring for durability and style.
- Leads into a welcoming hallway.

**HALLWAY**

- Engineered oak flooring, creating a seamless flow throughout the main living areas.

**LIVING ROOM**

- Spacious and filled with natural light.
- Hunter Herald multi-fuel stove set on a brick built hearth, adding warmth and character.
- Large window to the front aspect overlooking the front garden.
- Bespoke handmade oak sliding barn door.
- Engineered oak flooring.

**KITCHEN**

- Modern fitted kitchen with a range of floor and wall-mounted units.
- Integrated electric oven and ceramic hob.
- Ceramic sink with drainer.
- Under-counter space for a washing machine.
- Door leading into the conservatory.

**CONSERVATORY**

- Light and airy, offering stunning views over the garden and neighbouring paddock.
- Direct access to the rear garden, perfect for relaxing and entertaining.

**BEDROOM 1**

- Spacious double bedroom.
- Built-in double wardrobe with hanging space, shelving and 3 deep drawers with smoked mirror sliding doors.
- Carpeted flooring for added comfort.

**BEDROOM 2**

- Another generous double bedroom.
- Carpeted flooring.
- Large window overlooking the garden.

**BEDROOM 3/OFFICE**

- A versatile third bedroom or home office.
- Polyflor Camaro vinyl luxury tile flooring for easy maintenance.
- Walk-in wardrobe and storage area, ideal for additional space.

**BATHROOM**

with a 'P' shaped bath with shower over with built-in niches, low level WC, vanity hand wash basin, part tiled walls, tiled flooring.

**OUTSIDE**

Private Rear Garden

- A mix of lawn and patio areas with wild flower gardens, ideal for outdoor dining and relaxation.
- A storage shed, providing ample storage.
- Decorative pond, adding character and charm.
- Raised vegetable/flower bed.
- Enclosed with fencing to the left and right, ensuring privacy.
- Uninterrupted views over neighbouring paddock, creating a stunning and peaceful backdrop.
- Rear access door leading directly into the garden.

Front Garden & Parking

- Off-road parking for two vehicles.
- Neatly lawned front garden adding to the property's curb appeal.
- Two wild flower beds.

**ADDITIONAL FEATURES**

- Double-glazed windows to the front and rear for energy efficiency.
- Smart electric heating system throughout the property.
- Spacious and well-maintained interiors.
- Rural setting with stunning countryside views.

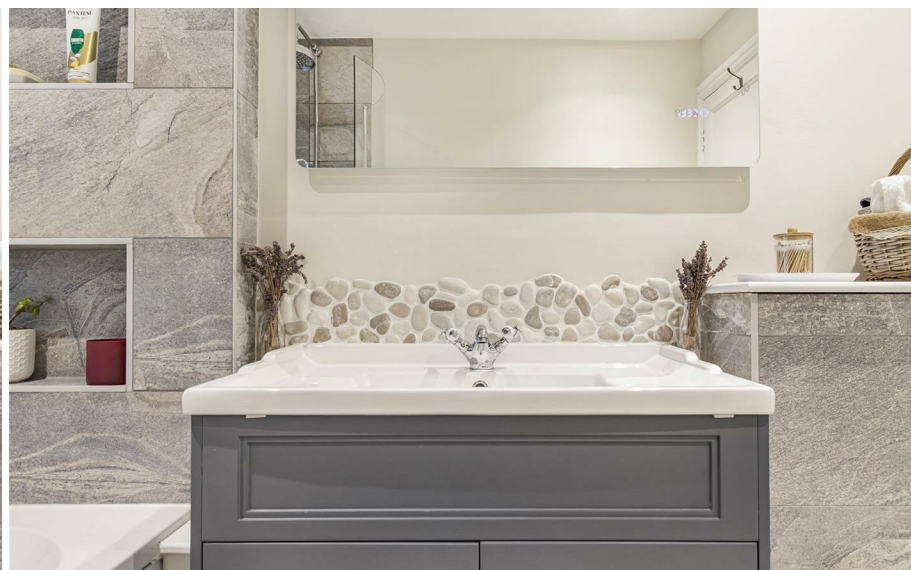
This delightful three-bedroom bungalow offers a fantastic opportunity for those looking to enjoy a peaceful village lifestyle while remaining within easy reach of local amenities and transport links. The property is well-suited for families, professionals working from home, or if you're just looking for a scenic retreat with a practical layout.

**SALES AGENTS NOTES**


Please note the Ash tree to the rear of the property is protected by a Tree Preservation Order (TPO).

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



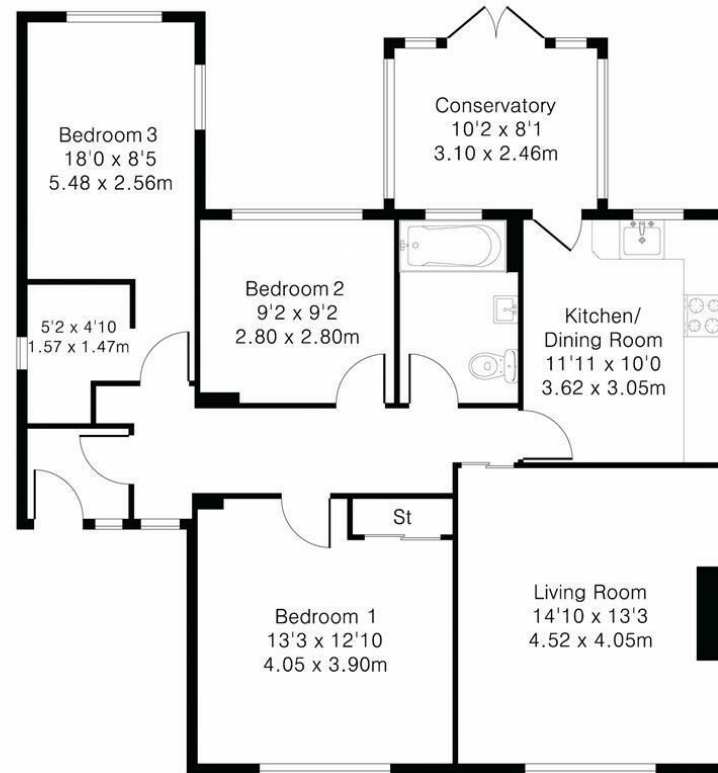
Guide Price £365,000  
Tenure - Freehold  
Council Tax Band - C  
Local Authority - East  
Cambridgeshire







### Approximate Gross Internal Area 1017 sq ft - 94 sq m



Ground Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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

