



Old School Lane, Brinkley, CB8 0SJ

**CHEFFINS**

# Old School Lane

Brinkley,  
CB8 0SJ

4 3 2

**Guide Price £450,000**

- Extended Family Home
- 3 Bedrooms on First Floor
- Further Living Accommodation on Ground Floor
- Modern Kitchen
- Impressive Primary Bedroom with Dressing Room & Ensuite
- Driveway for 2 Cars
- Enclosed Rear Garden

An exceptional improved 4 bedroom family home situated on a quiet cul-de-sac in the quiet village of Brinkley. The property has versatile accommodation with a double storey extension creating ground floor accommodation/office space & an impressive primary bedroom with dressing room & en-suite. Viewing Essential.





## 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**

with a composite entrance door.

**OPEN PLAN LIVING/DINING ROOM**

with a feature red brick fireplace, 2 radiators, stairs to the first floor, solid wood flooring, internal window and an archway into the kitchen, double glazed window to the front aspect.

**KITCHEN**

Recently refitted comprising a range of matching wall and base units with work surfaces over, 1.5 bowl ceramic sink, breakfast bar seating area, eye level electric oven, 4 ring electric hob with extractor hood over, built-in microwave and dishwasher, tiled flooring, inset spotlights, radiator, built-in storage cupboard, double glazed window to the rear and patio doors opening onto the rear garden.

**ANNEXE LIVING ROOM/RECEPTION ROOM**

(formerly the garage) with a radiator, storage cupboard, French doors opening onto the rear garden.

**ANNEXE BEDROOM**

(formerly the garage) with a radiator, double glazed window to the front aspect.

**SHOWER ROOM**

with a low level WC, wall mounted wash hand basin, shower cubicle.

**FIRST FLOOR****LANDING**

with loft access.

**PRIMARY BEDROOM**

A fantastic sized room with a radiator.

**DRESSING ROOM**

Open plan with the bedroom with fitted wardrobes, radiator, double glazed window to the rear aspect.

**ENSUITE BATHROOM**

with a modern freestanding bath, low level WC, vanity wash hand basin, heated chrome towel rail, double glazed window to the front aspect.

**BEDROOM 2**

with a radiator, double glazed window to the front aspect.

**BEDROOM 3**

with a radiator, built-in storage cupboard, double glazed window to the front aspect.

**FAMILY BATHROOM**

with an 'L' shaped bath with shower over, pedestal wash hand basin, low level WC, tiled walls and flooring, heated chrome towel rail, double glazed window to the rear aspect.

**OUTSIDE**

To the front of the property is a walled driveway providing parking for 2 cars with a garden area laid to lawn with hedgerow borders.

The private and enclosed rear garden backs onto a woodland area and is mainly laid to lawn with a patio seating area, a pathway leading to a timber shed and flower bed borders.

**SALES AGENTS NOTES**

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	68
(39-54) <b>E</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	



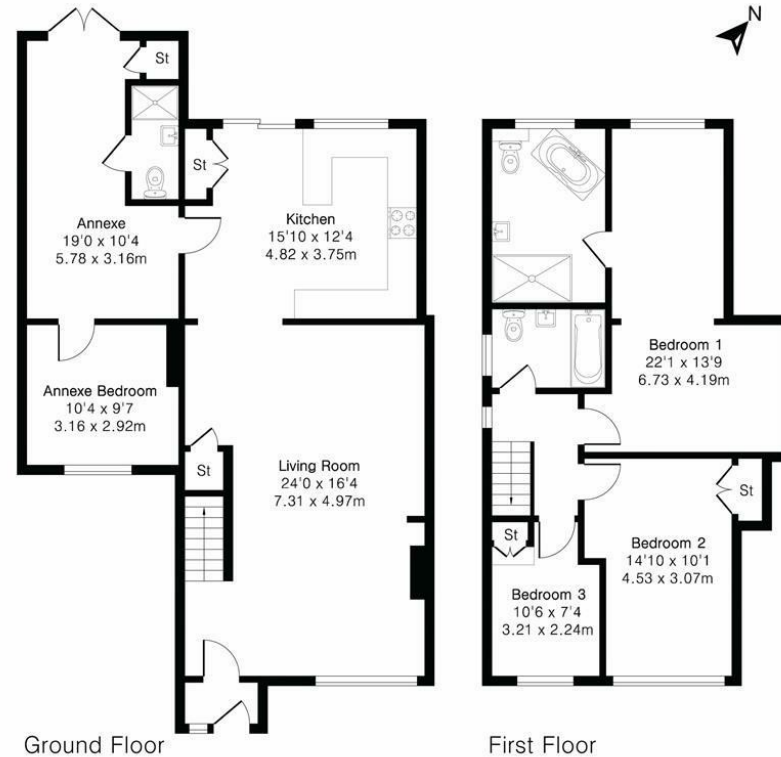
Guide Price £450,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambridgeshire



**Approximate Gross Internal Area 1577 sq ft - 146 sq m**

Ground Floor Area 931 sq ft – 86 sq m

First Floor Area 646 sq ft – 60 sq m



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.



[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>.



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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.

