



Brinkley Road, Six Mile Bottom, CB8 0UN

**CHEFFINS**



## Brinkley Road

Six Mile Bottom,  
CB8 0UN

- Detached Family Home
- 5 Bedrooms - 2 Ensuites
- Superb Open Plan Kitchen/Dining/Living Area
- Over 3,200 sq ft of Accommodation Arranged over 3 Floors
- Driveway & Integral Garage
- Landscaped Rear Garden
- NO CHAIN

A modern 5 bedroom detached home offered with NO CHAIN, ideally situated with excellent access to the A11 and A14, providing convenient links to Cambridge and London. Offering over 3,200 sq ft of accommodation across three floors, this impressive property features a superb open plan kitchen/dining/family room with views over the rear garden, complemented by a utility room and a separate spacious living room. The first floor benefits from a luxurious primary bedroom with a dressing room and ensuite bathroom, alongside 2 further bedrooms and a family bathroom. The second floor offers flexible accommodation providing an additional 2 bedrooms with 1 ensuite and a shower room. Externally, the property benefits from an integral garage, a driveway providing ample off-road parking and a beautifully landscaped rear garden.

5 4 2

**Guide Price £750,000**





## LOCATION

SIX MILE BOTTOM is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include Swynford Manor and the Red Lion in Brinkley. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).



## ENTRANCE HALL

A spacious hall with a part glazed entrance door, tiled flooring, stairs leading to the first floor, built-in storage cupboard.

## LIVING ROOM

with 2 sash windows to the front aspect, tiled flooring, double doors leading through to;

## OPEN PLAN KITCHEN/DINING/FAMILY AREA

A superb room with tiled flooring, bi-folding doors opening onto the rear garden,

The kitchen comprises a range of high gloss wall and base mounted units with granite work top surfaces over, built-in eye level double ovens, breakfast bar island with a stainless steel sink and 4 ring Calor gas hob, space for American style fridge/freezer.

## UTILITY ROOM

with base cupboards with worktop surfaces over, butler style sink, space and plumbing for washing machine and space for tumble dryer, tiled flooring, window to the rear aspect and a part glazed door to the side aspect.

## CLOAKROOM

with a low level WC, hand wash basin, part tiled walls, tiled flooring, window to the side aspect.

## FIRST FLOOR

### LANDING

with stairs leading to the second floor,

engineered wood flooring, airing cupboard.

## DRESSING ROOM

with a sash window to the front aspect, engineered wood flooring, doors leading through to the primary bedroom and en-suite shower room.

## PRIMARY BEDROOM

with 2 sash windows to the front aspect.

## ENSUITE BATHROOM

Comprising a free standing bath, wet room style shower, twin hand wash basins, concealed cistern low level WC, part tiled walls, tiled flooring and a sash window to the front aspect.

## BEDROOM 2

with 2 sash windows to the rear aspect overlooking the garden.

## BEDROOM 3

with 2 sash windows to the rear aspect overlooking the garden.

## BATHROOM

Comprising a free standing bath, wet room style shower, hand wash basin, concealed cistern low level WC, part tiled walls, tiled flooring and a sash window to the rear aspect.

## SECOND FLOOR

### LANDING

with access to loft storage.

## BEDROOM 4

Currently used as a home office with a casement window to the rear aspect and wood effect flooring.

## ENSUITE SHOWER ROOM

Comprising a wet room style shower, hand wash basin, concealed cistern low level WC, part tiled walls, tiled flooring, window to the front aspect.

## BEDROOM 5

with 2 casement windows to the rear aspect and wood effect flooring.

## SHOWER ROOM

Comprising a wet room style shower, hand wash basin, low level WC, part tiled walls, tiled flooring, casement window to the front aspect.

## OUTSIDE

The property is approached by a block paved driveway providing plenty of off-road parking with gated access into the rear garden.

The landscaped rear garden is mainly laid to lawn with mature plant and shrub borders which enclose a patio seating area with steps leading up to lawn area. At the rear of the garden is a further raised seating area with a summer house.

## INTEGRAL GARAGE

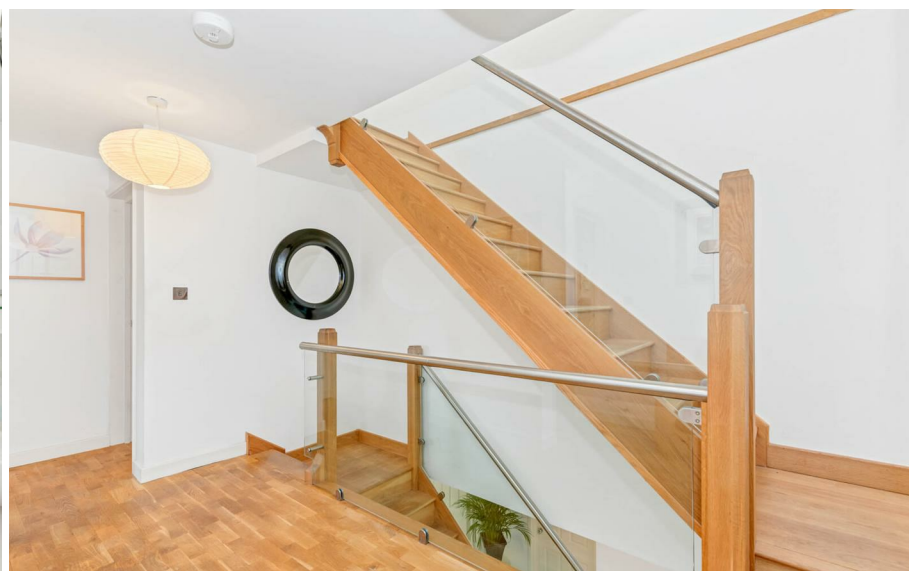
with up and over door, power and light, pedestrian door to the side aspect.

## SALES AGENTS NOTES

The property has 2 solar panels on the roof that heats the hot water.

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

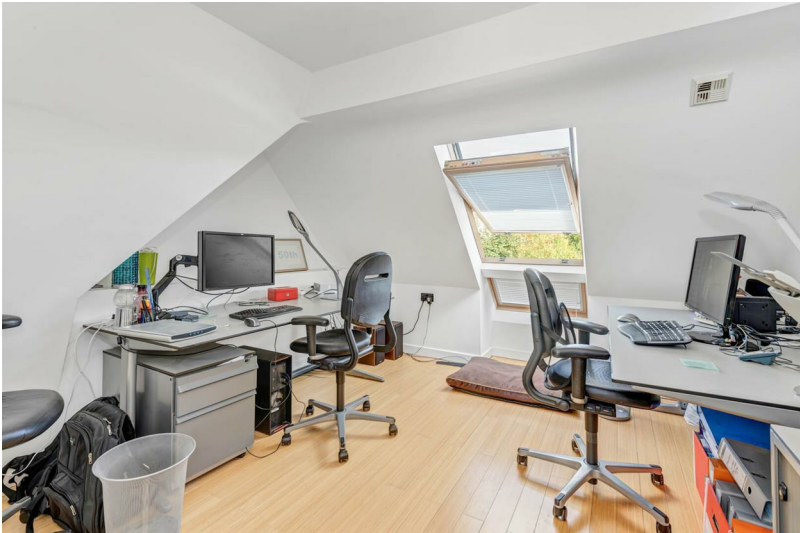




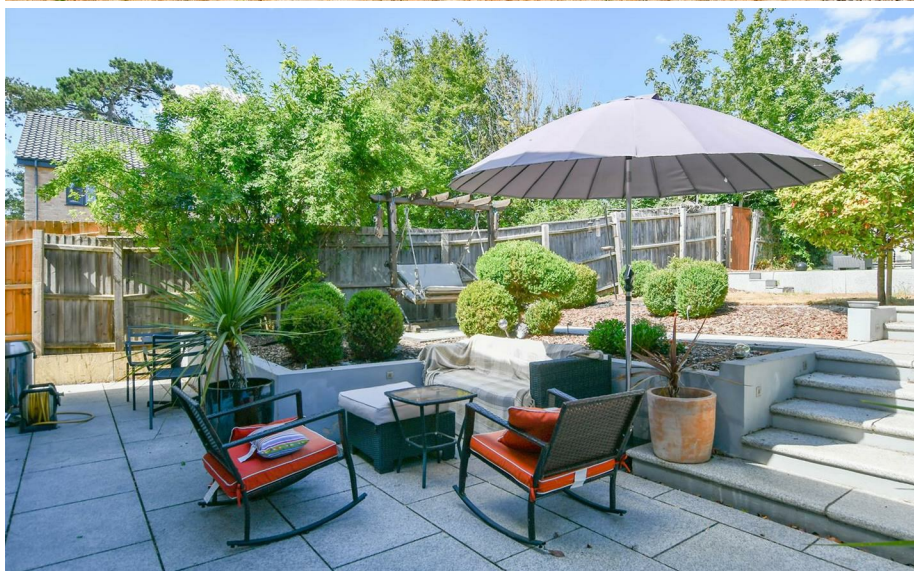
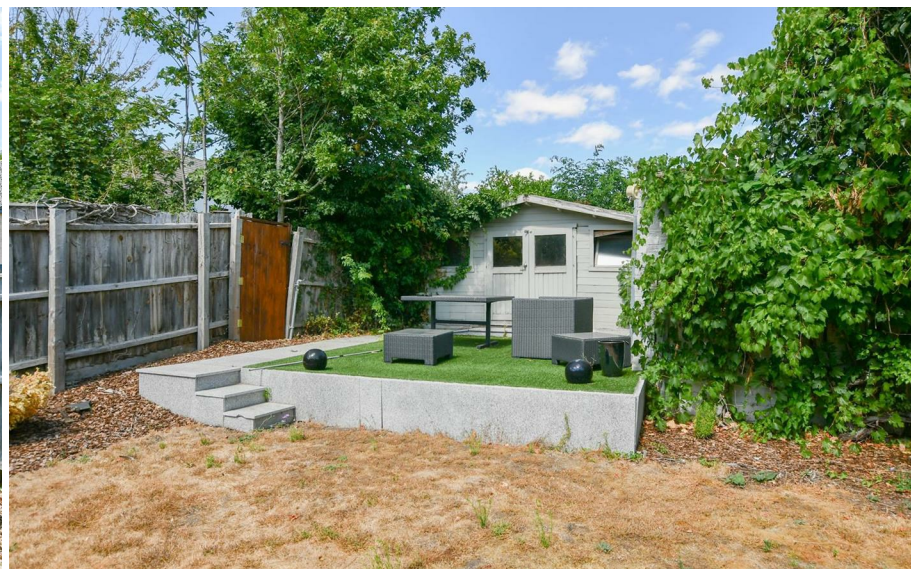


| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) <b>A</b>                          |                                                                                                           |           |
| (81-91) <b>B</b>                            |                                                                                                           |           |
| (69-80) <b>C</b>                            | 78                                                                                                        | 82        |
| (55-68) <b>D</b>                            |                                                                                                           |           |
| (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 £750,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire











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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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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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.

