



Green Park, Brinkley, CB8 0SQ

CHEFFINS

Green Park

Brinkley,
CB8 0SQ

- Semi-Detached Home
- 2 Reception Rooms
- Open Plan Kitchen/Dining/Garden Room
- Views to the front over an Open Green
- Enclosed Rear Garden
- Garage & Driveway

A well-presented and extended 3 bedroom semi-detached home situated in a peaceful cul-de-sac overlooking an open green to the front. The accommodation comprises 2 good sized reception rooms, an open plan kitchen/dining/garden room overlooking the rear garden, a ground floor shower room, 3 bedrooms and a first floor bathroom. Externally the property features an enclosed rear garden, a garage and a driveway providing off-road parking for 3 vehicles. Viewing Essential.

3 2 2

Guide Price £400,000





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

with composite entrance door with full length glazed side screens and laminate flooring.

ENTRANCE HALL

with tiled flooring, radiator, under stairs storage cupboard, stairs leading up to the first floor.

FAMILY ROOM/STUDY

with a large double glazed window to the front aspect, radiator, laminate flooring. Open plan with;

LIVING ROOM

with a wood burner with concrete oak style beam over, laminate flooring, patio doors opening into a fantastic dining/garden room extension.

DINING/GARDEN ROOM

with 2 sets of double glazed windows overlooking the rear garden, radiator, space for fridge/freezer, tiled flooring, wall and base units with work surfaces over, open plan with;

KITCHEN

with a range of matching wall and base units with work surfaces over, sink with mixer tap, built-in dishwasher, space and plumbing for washing machine, eye level electric double oven, built-in Indesit microwave, 4 ring Hotpoint hob with Bosch extractor hood over, tiled flooring, tiled splashbacks, floor mounted oil fired boiler, double glazed window to the side aspect.

SHOWER ROOM

with a wall mounted wash hand basin, low level WC, large double shower cubicle with glass screen, tiled flooring and tiled walls, extractor fan, radiator, double glazed window to the side aspect.

FIRST FLOOR

LANDING

with loft access and a full length double glazed window to the side aspect.

BEDROOM 1

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

BEDROOM 2

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

BEDROOM 3

with a double glazed window to the rear aspect, radiator, built-in cupboard housing the hot water tank.

BATHROOM

with a wall mounted wash hand basin, low level WC, side panelled bath with shower over, part tiled walls, extractor fan, radiator, double glazed window to the front aspect.

OUTSIDE

The rear garden is enclosed by timber fencing and mainly laid to lawn with a step up to a raised Indian sandstone seating area with white shingle, flower bed borders and railway sleepers. A further enclosed area houses the oil tank.

To the side of the property is a driveway part gated, allowing a private enclosed parking space. To the front of the gate is space for an additional 2 cars and an area laid to lawn.

DETACHED GARAGE

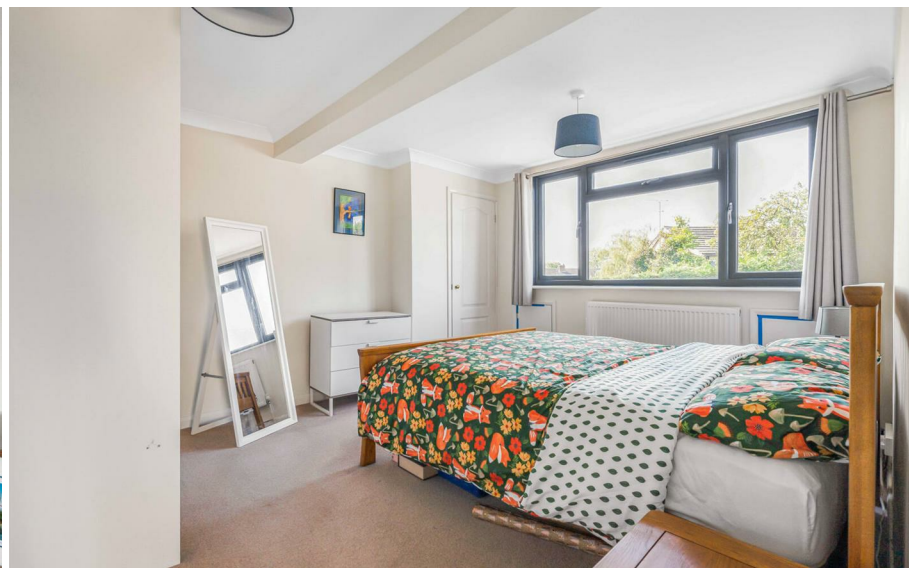
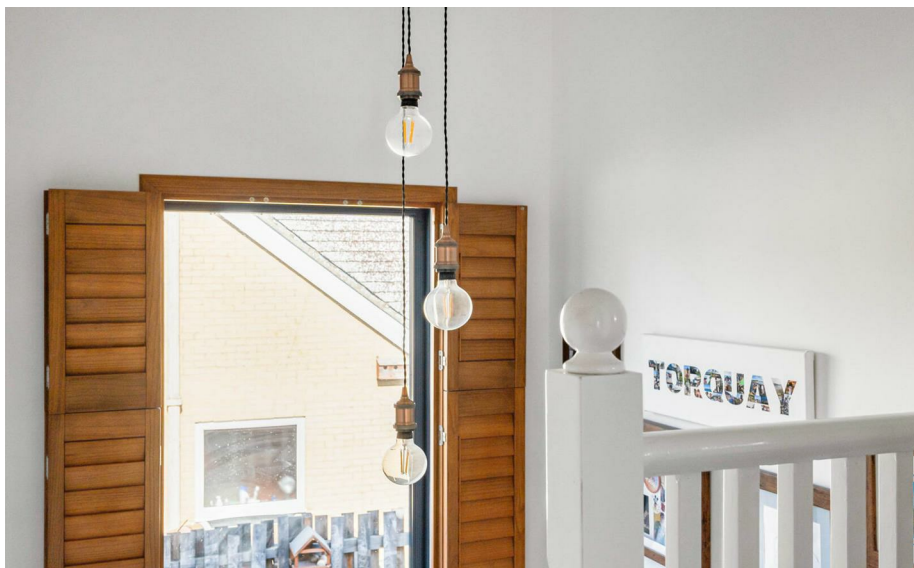
with an up and over door, windows to the side and rear aspects, pedestrian door into the rear garden.

SALES AGENTS NOTES

Please note there is currently a neighbourly arrangement payable of £20pm for the grass cutting and maintenance of the open green. We are advised that currently there are ongoing discussions between the neighbours about formalising the green maintenance.

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) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £400,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambridgeshire



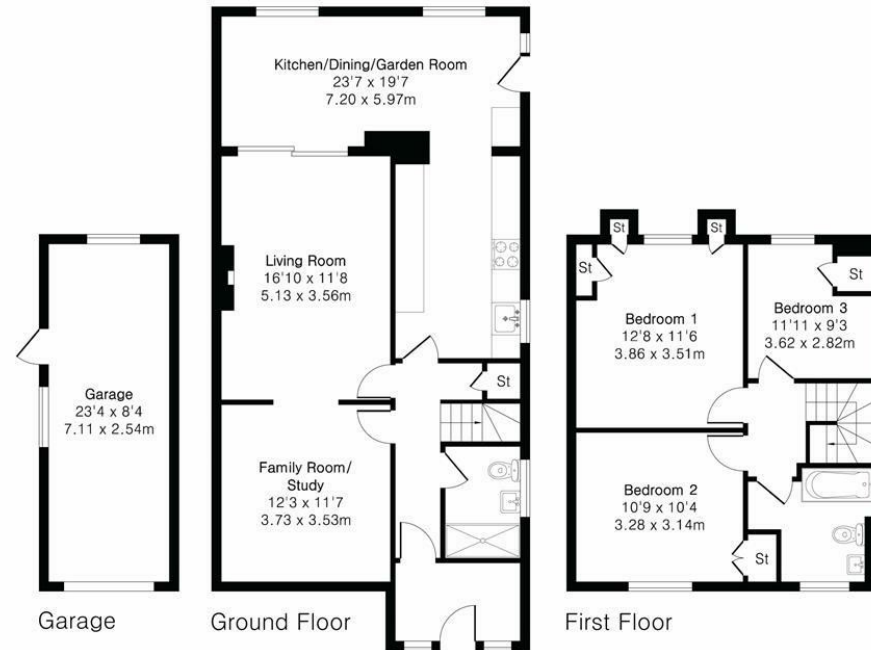


**Approximate Gross Internal Area 1326 sq ft - 123 sq m
(Excluding Garage)**

Ground Floor Area 841 sq ft – 78 sq m

First Floor Area 485 sq ft – 45 sq m

Garage Area 194 sq ft – 18 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.

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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.



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