



Brookside
Denston, Newmarket, Suffolk

DAVID
BURR

Brookside, Lower Green, Denston, Newmarket, Suffolk CB8 8PN

Denston is a picturesque village just 3 miles from the village of Wickhambrook where there can be found a petrol garage, shop and doctors surgery just 8 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Stansted Airport is 40 minutes and Cambridge is 35 minutes.

This charming unlisted detached period cottage is situated in one of the area's most sought after villages backing onto meadows. The property, which requires modernisation/renovation, has retained many original period features with exposed timbers and inglenook fireplaces and sits within large mature gardens with off-road parking and a garage. In all about 0.4 acres.

A charming unlisted period cottage in a quiet village location set within 0.4 of an acre.

First Floor

DINING ROOM Also double aspect and featuring an inglenook fireplace, exposed beams and door leading to the front.

DRAWING ROOM A lovely light triple aspect room featuring an inglenook fireplace with brick hearth and oak bressumer, brick flooring and exposed beams. Open studwork leads through to the:

SITTING ROOM A charming double aspect room with impressive inglenook fireplace, exposed beams and stairs rising to the first floor with a cupboard under.

GARDEN ROOM With exposed beams and French doors opening to the rear.

KITCHEN/BREAKFAST ROOM Located to the rear of the property with doors opening to the gardens, extensively fitted with a range of units under tiled worktops with a double stainless steel sink and drainer inset. Appliances include an electric oven and four ring hob and space for a fridge.

UTILITY ROOM Also with units under worktops with a stainless steel sink and drainer, plumbing for a washing machine and dishwasher.

CLOAKROOM WC and wash basin.

LANDING A spacious landing area which could be used as an occasional study with exposed beams, brickwork and doors to:

BEDROOM 1 A delightful triple aspect room with exposed beams and brickwork and outlook over meadows to the rear. **En-Suite** Fitted with a white WC, wash basin, bidet and bath.

BEDROOM 2 Double aspect with exposed beams and outlook to the rear.

BEDROOM 3 Double aspect with exposed beams and outlook over the garden.

BATHROOM Fitted with a WC, wash basin and bath.

Outside

The property is situated in a quiet village location approached via a parking area leading to the **garage** with lean-to **car port** to the side. The gardens surround the property and are predominantly lawned, enjoying a south westerly aspect surrounded by mature trees including horse chestnut and apple affording a great deal of privacy. To the rear is a paved seating area overlooking the brook and adjacent meadowland with a bridge leading across the brook to a further lawned area. **In all about 0.4 of an acre.**

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SERVICES: Main drains and electric heating.

NOTE: None of the services have been tested by the agent.

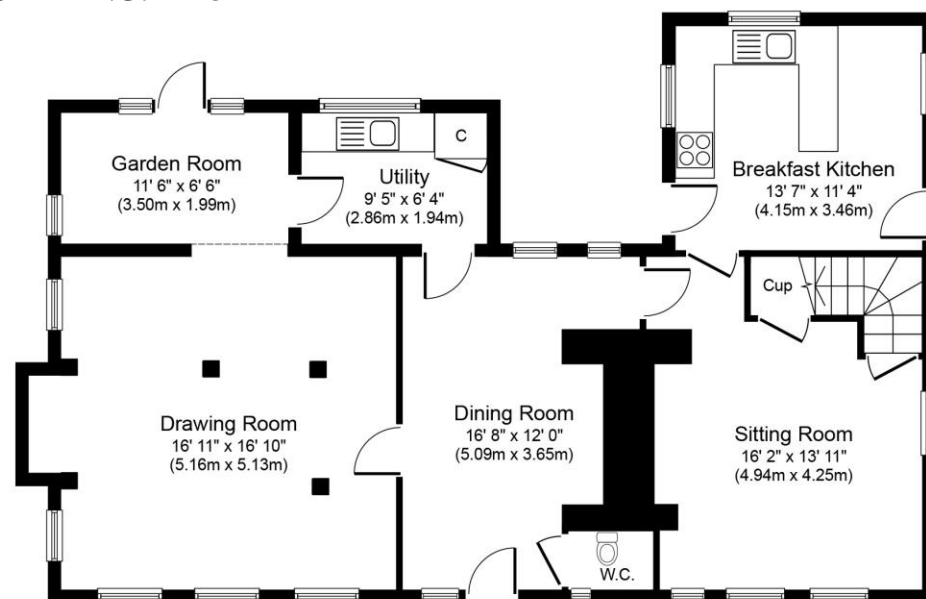
LOCAL AUTHORITY: West Suffolk Council – 01284 763233

COUNCIL TAX BAND: F - £2,303.01 per annum.

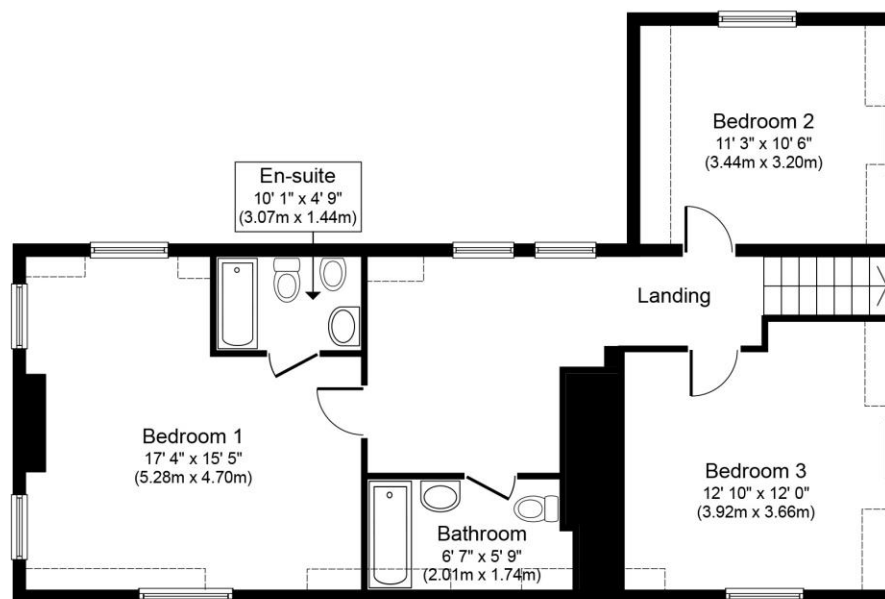
EPC RATING: TBC

VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
1,044 sq. ft.
(97.0 sq. m.)



First Floor
Approximate Floor Area
883 sq. ft.
(82.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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