



**26 Clarendale Estate,
Great Bradley**

**DAVID
BURR**



26 Clarendale Estate, Great Bradley CB8 9LN

Great Bradley is a delightful village set in the beautiful countryside of the Stour Valley, with a church, village hall, park and playing fields. It offers excellent access to the home of British horse racing, Newmarket (7 miles) with a good range of amenities including shops, supermarkets and restaurants, leisure facilities including health clubs, swimming pool and golf club. The market town of Bury St Edmunds (12 miles) and the university city of Cambridge (13 miles) with fast direct trains to London, are both easily accessible.

An immaculately presented three-bedroom detached house boasting over 1,200 sq.ft of accommodation in this popular Suffolk village. The very well-presented accommodation offers an entrance hall/study, large sitting room, kitchen/dining room, utility room, three double sized bedrooms and two bathrooms. Externally enjoying both front and rear gardens and a single garage.

A detached three-bedroom house in Great Bradley offering in excess of 1,200 sq.ft of accommodation.

ENTRANCE HALL / STUDY Tiled floor, stairs rising to the first floor and understairs storage.

SITTING ROOM With an inset woodburning stove, window to front aspect and French doors opening to the rear garden terrace, both of which with fitted white shutters.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with oak worktops over and an inset double butler sink and drainer. Integrated dishwasher with further space for freestanding appliances. Ample dining space, tiled floor and windows to side and rear aspect.

UTILITY ROOM Fitted units with worktops over and an inset sink and drainer. Space and plumbing for appliances, tiled floor and a door leading to the rear garden.

SHOWER ROOM Shower cubicle, vanity sink unit, WC, heated towel rail and window to front aspect.

First Floor

LANDING Window to side aspect and loft access.

BEDROOM 1 Window to rear aspect and fitted wardrobes.

BEDROOM 2 Fitted airing cupboard and a window to rear aspect.

BEDROOM 3 Window to front aspect.

BATHROOM Extensively tiled with a bath and a shower over, vanity sink unit, WC, heated towel rail and a window to front aspect.

26 Clarendale Estate, Great Bradley CB8 9LN

Outside

The front aspect of the property is predominately gravelled with a selection of raised flower beds. The rear garden is mainly lawned with a paved terrace and pathway with established shrubs and plants throughout.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D.

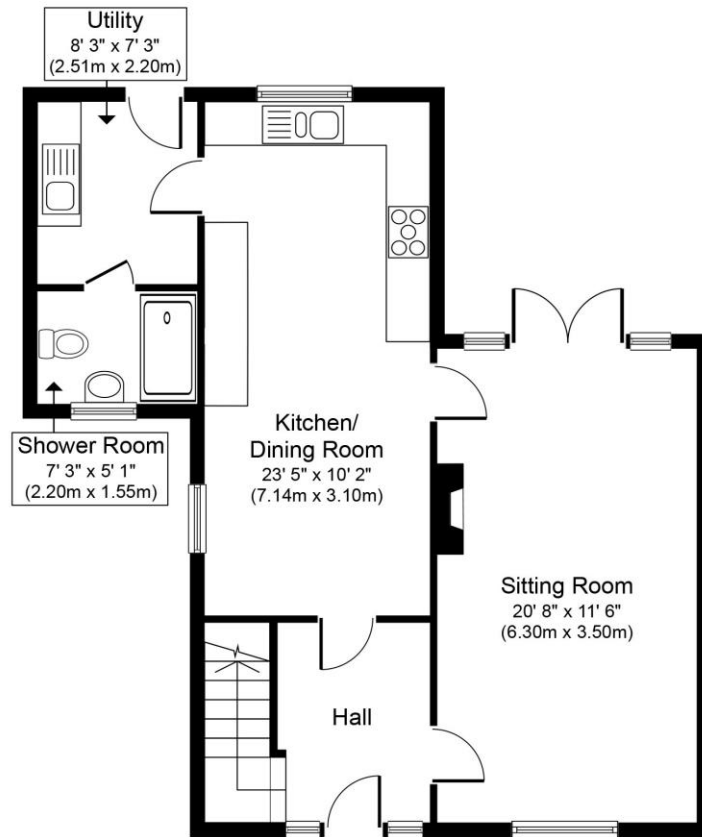
TENURE Freehold.

WHAT3WORDS celebrate.media.strictly

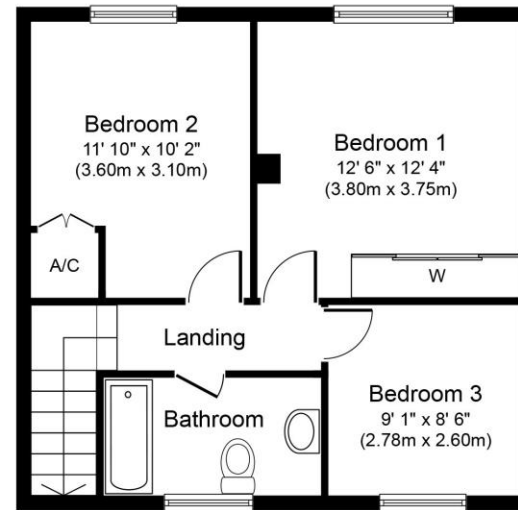
EPC D.

VIEWING by prior appointment only through David Burr estate agents.

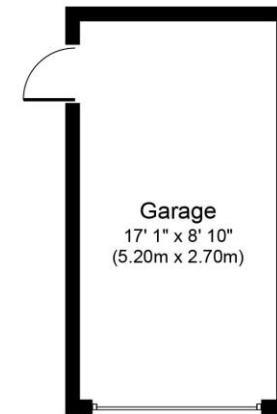




Ground Floor
Approximate Floor Area
692 sq. ft.
(64.3 sq. m.)



First Floor
Approximate Floor Area
536 sq. ft.
(49.8 sq. m.)



Garage
Approximate Floor Area
151 sq. ft.
(14.1 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

