



**3 Tillbrooks Hill
Cowlinge**

**DAVID
BURR**



3 Tillbrooks Hill, Cowlinge, Newmarket, Suffolk, CB8 9QF

Cowlinge is a delightful village situated approximately 9 miles south east from the historic racing town of Newmarket. This popular village offers a public house, church and there is a convenience store in nearby Wickhambrook. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A well-presented and favourably positioned three-bedroom house boasting a sizeable plot with stunning views in the popular Suffolk village of Cowlinge. The property boasts over 1,100 sq.ft of accommodation consisting of an entrance hall, three reception rooms, a kitchen/dining room, bathroom and three double sized bedrooms Externally offering a driveway and wonderfully established south-facing rear garden with separate workshop.

A well-presented three-bedroom house in Cowlinge with a large plot and over 1,100 sq.ft of accommodation.

ENTRANCE HALL Window to rear aspect and stairs rising to the first floor.

SITTING ROOM Window to front aspect.

STUDY Window to side aspect.

DINING ROOM Fitted shelving and window to rear aspect.

KITCHEN / BREAKFAST ROOM With a stylishly fitted kitchen with fitted units and drawers with worktops over and a double butler sink and drainer. Integrated appliances include a double oven, hob with space and plumbing for further freestanding appliances. Ample dining space, windows to rear and side aspects and a door leading to the rear garden.

First Floor

LANDING With an airing cupboard and window to rear aspect.

BEDROOM 1 Fitted wardrobe and window to front aspect.

BEDROOM 2 Window to rear aspect.

BEDROOM 3 Window to side aspect and fitted storage.

BATHROOM Extensively tiled with a corner-bath with a shower over, wash hand basin, WC, heated towel rail and window to side aspect.

Outside

The property is approached via the gravelled driveway providing parking for several vehicles. The remaining front aspect is lawned with established hedging. The rear garden is predominately lawned with a **DETACHED WORKSHOP**, as well as a number of mature fruit trees, shrubs and plants throughout. All of which enjoying a south-facing aspect and views across open countryside.

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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 B.

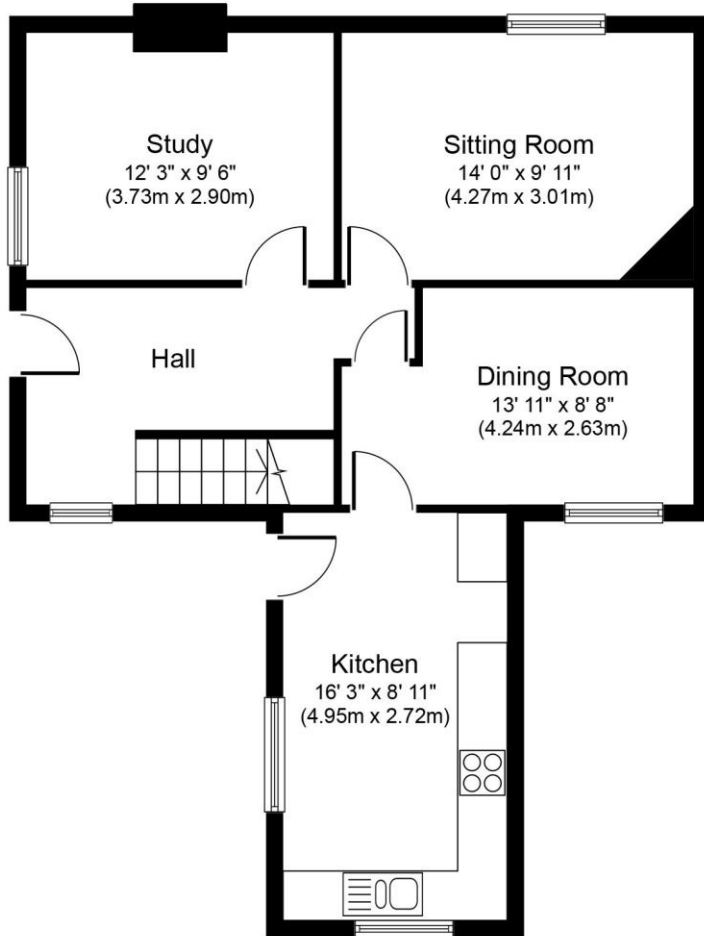
TENURE Freehold.

WHAT3WORDS lifelong.redeemed.game

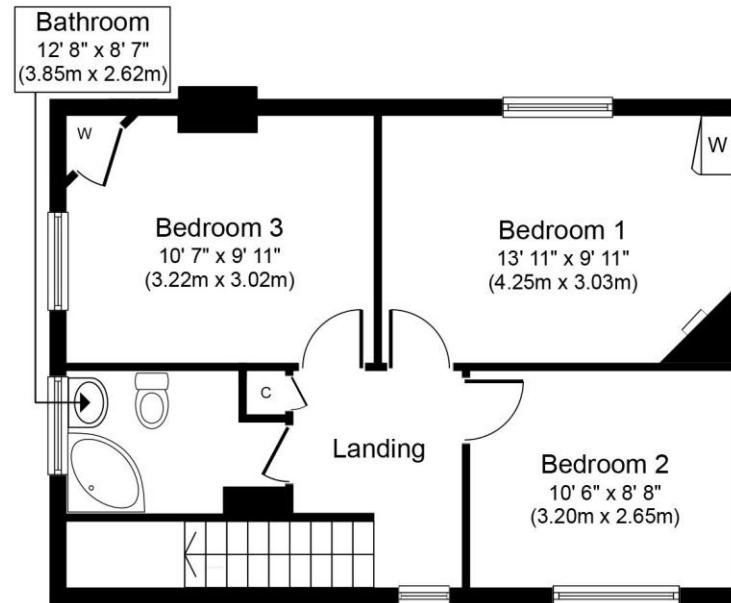
EPC D.

VIEWING by prior appointment only through David Burr estate agent.

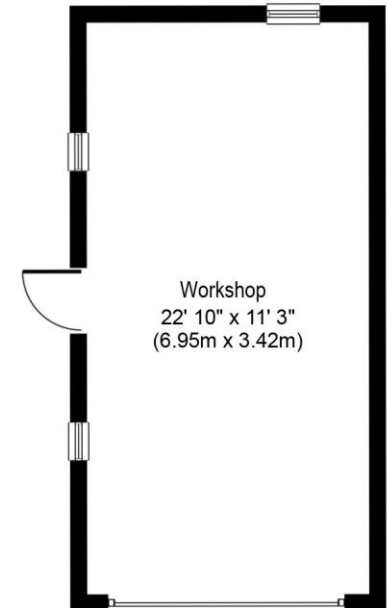




Ground Floor
Approximate Floor Area
647 sq. ft.
(60.1 sq. m.)



First Floor
Approximate Floor Area
500 sq. ft.
(46.4 sq. m.)



Workshop
Approximate Floor Area
256 sq.ft.
(23.8 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows 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.

