



**1 Hare Park,
Six Mile Bottom**

**DAVID
BURR**



1 Hare Park, Six Mile Bottom, CB8 0UU

Six Mile Bottom, located just outside Newmarket, offers a peaceful countryside setting with easy access to nearby amenities. The village features a local shop and green spaces, along with good schools nearby. Its location provides quick access to the A11, connecting residents to Cambridge and Bury St Edmunds. With the scenic countryside nearby and Newmarket's shops and horse racing a short drive away, Six Mile Bottom offers a balance of rural tranquillity and modern convenience

Set on the edge of a sought-after commuter village is this charming and spacious two-bedroom detached cottage. Offering exciting scope to improve and extend (STPP), the property features generous living space, including a cosy sitting room, dining room, kitchen, utility, store room, and bathroom, plus two well-proportioned bedrooms upstairs. Outside, enjoy a substantial wraparound garden. Offered with the benefit of no onward chain.

A charming and spacious two-bedroom detached cottage with substantial wrap around garden and scope to extend (STPP) in an edge of village setting

Ground Floor

ENTRANCE PORCH With tiled floor and doors leading to:

SITTING ROOM A charming double aspect room with sash windows to the front and rear. With fitted storage either side of the chimney breast, complete with inset woodburning stove.

DINING ROOM Another double aspect room with sash windows to the front and rear, also with blocked up feature fireplace, stairs rising to the first floor, complete with storage cupboard under. Door to:

KITCHEN With tiled floor and a range of base units and storage cupboard above. The space has an inset butler sink overlooking the side aspect. Additionally, there is a walk-in pantry area and door to rear gardens. Further door to:

REAR LOBBY With tiled floor and door to rear gardens, and also open to STORE. Further doors to:

UTILITY With plumbing and space for water appliances.

BATHROOM Fitted with a bath and hand wash basin. With sash window to the side aspect.

CLOAKROOM Separate to the main bathroom and fitted with tiled floor and WC.

First Floor

LANDING With sash window overlooking the front aspect.

BEDROOM 1 A spacious double with feature fireplace, fitted storage cupboard and sash window to the front aspect.

BEDROOM 2 Another double, also with fitted storage and a sash window to the front aspect.

Outside

The property is approached by a driveway which leads to further properties. To the right is the property which is set behind a low-level wall with gate leading to the front door. The remainder of the substantial plot wraps around the side and rear of the property to provide a private and enclosed space. Mainly laid to lawn, the garden is hedge lined on the roadside and features a host of mature trees and shrubs within the plot. There is double gates leading into the side of the garden which could be turned into off-street parking if wished.

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Material Information

AGENTS NOTE There is the potential of negotiating a long-term lease of additional parking from the vendor. This would be by separate discussion.

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC E.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND C. (£2,100.51. per annum)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

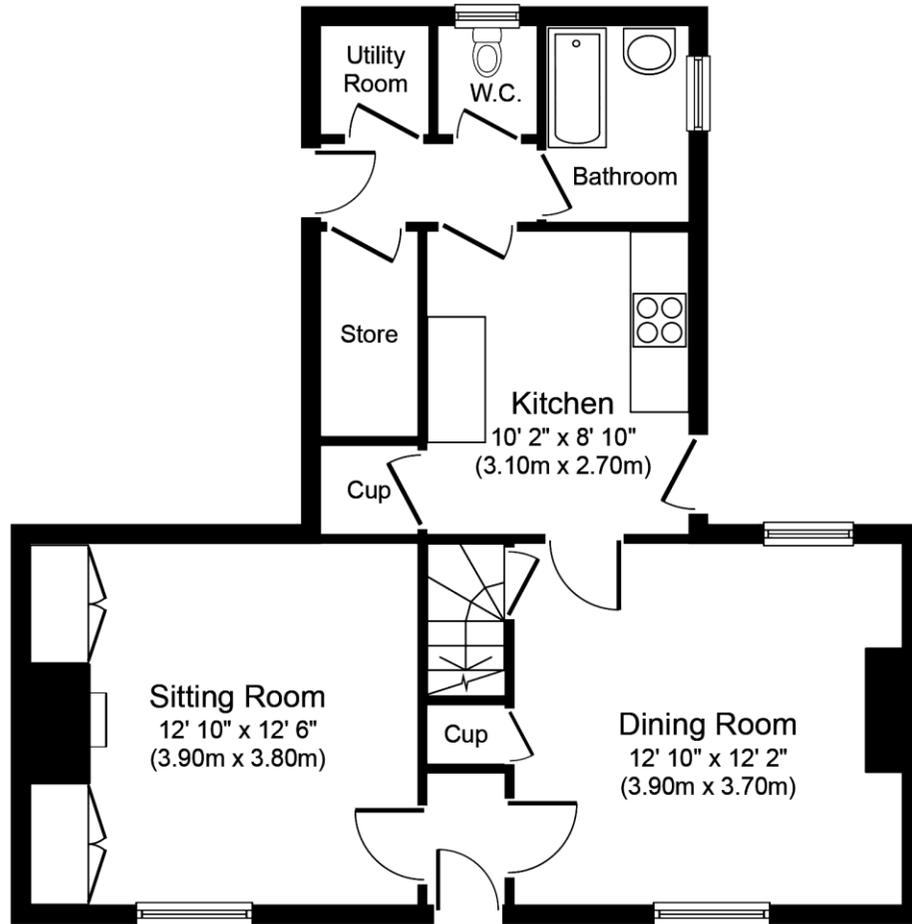
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS talkers.inhales.springing

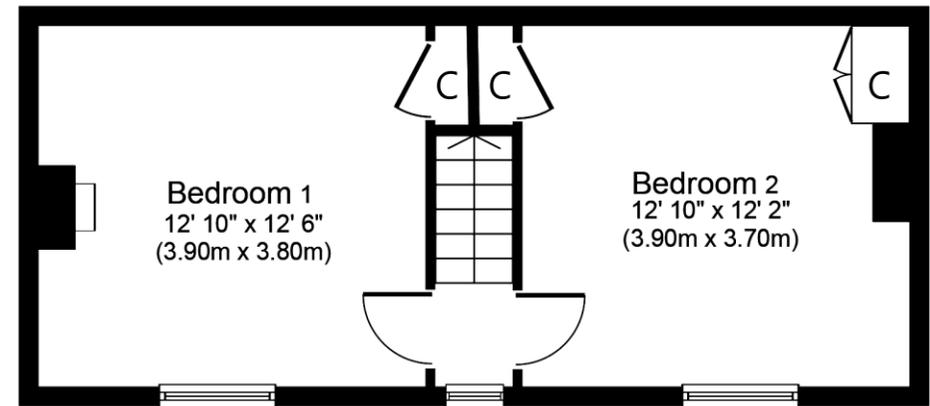
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
570 sq. ft.
(53.0 sq. m.)



First Floor
Approximate Floor Area
355 sq. ft.
(33.0 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.

