



Broadacres
Brinkley, Cambridgeshire

DAVID
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Broadacres, High Street, Brinkley, Cambridgeshire, CB8 0SF

Brinkley is set amidst undulating countryside some 12 miles east of the University City of Cambridge and approximately 6 miles from Newmarket. The village is well situated for access to the A11 dual carriageway which interconnects with the M11 motorway and many of the regions principal traffic routes. It features a pub, The Brinkley Lion and a church, St Mary's Church.

A beautifully presented three-bedroom detached house offering over 1,500 sq. ft of living space, located in the highly sought-after village of Brinkley, Cambridgeshire. The property combines modern comforts with much of its original character and charm. The layout includes an entrance hall, sitting room, kitchen/breakfast room, dining room, utility room, three spacious bedrooms, and two bathrooms. Outside, the home benefits from a gated and generous driveway, a double cart-lodge, and a south-facing garden.

A charming and beautifully presented detached house measuring over 1,500 sq. ft of accommodation in Brinkley.

Ground Floor

ENTRANCE HALL Door to front aspect and understairs storage.

SITTING ROOM Windows to side and front aspects and an inset woodburning stove.

KITCHEN / BREAKFAST ROOM An impressive and stylish kitchen with fitted units and drawers with granite worktops over and an inset double butler sink. Integrated dishwasher with further space for freestanding appliances. Ample dining space, tiled floor and windows to front and rear aspect.

DINING ROOM With a vaulted ceiling with a gable-window to side aspect, a Velux window and French doors leading to the garden terrace.

UTILITY ROOM Fitted units with oak worktops over and an inset butler sink. Space and plumbing for appliances, tiled floor and window to rear aspect.

SHOWER ROOM A wet-room style shower, wash hand basin, heated towel rail, WC and window to rear aspect.

First Floor

LANDING Window to front aspect, a fitted window-bench and loft access.

MASTER BEDROOM Window to front aspect, a feature fireplace and exposed original floorboards.

BEDROOM 2 Fitted wardrobe, feature fireplace, exposed original floorboards and window to front aspect.

BEDROOM 3 Oak flooring and windows to rear and side aspects.

BATHROOM Fitted with a shower cubicle, roll-top bath, wash hand basin, WC, oak flooring and window to rear aspect.

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Outside

The property is approached through electric timber gates that open to the sizeable gravelled driveway providing parking for several vehicles and access to the **DETACHED DOUBLE CART-LODGE**, which is positioned opposite the **TWO BRICK AND FLINT OUTBUILDINGS**. The remaining grounds are predominately lawned with a selection of established trees, hedging and shrubs, with a paved seating terrace situated beside the property.

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

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E.

TENURE Freehold.

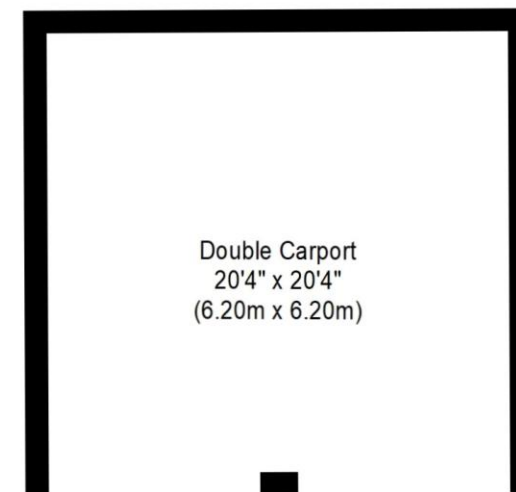
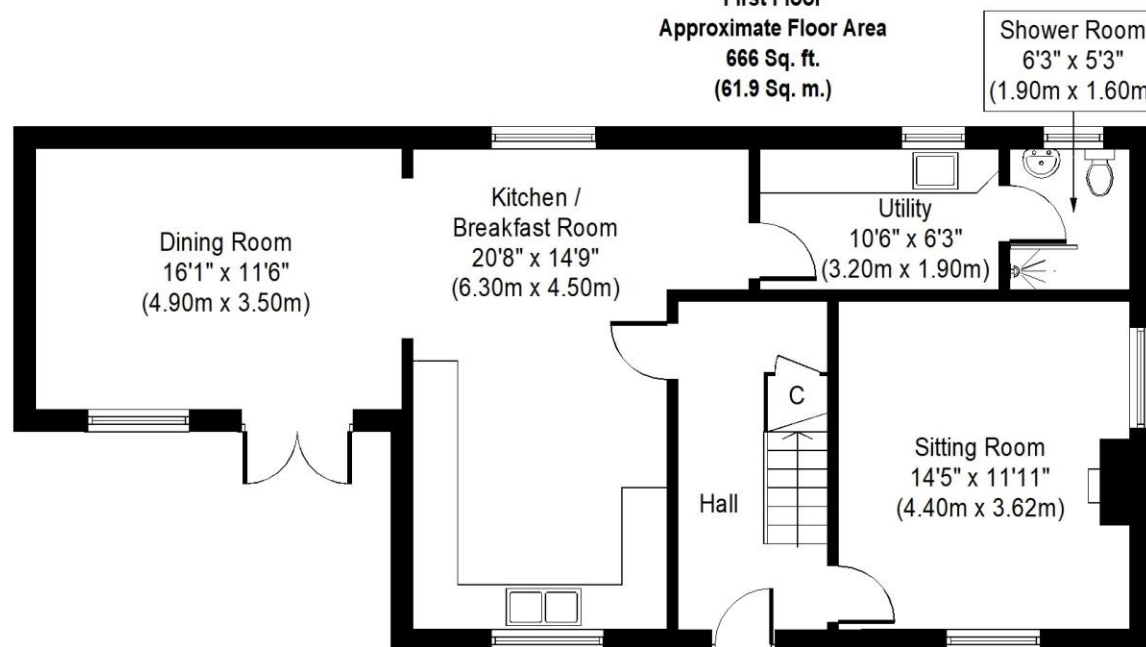
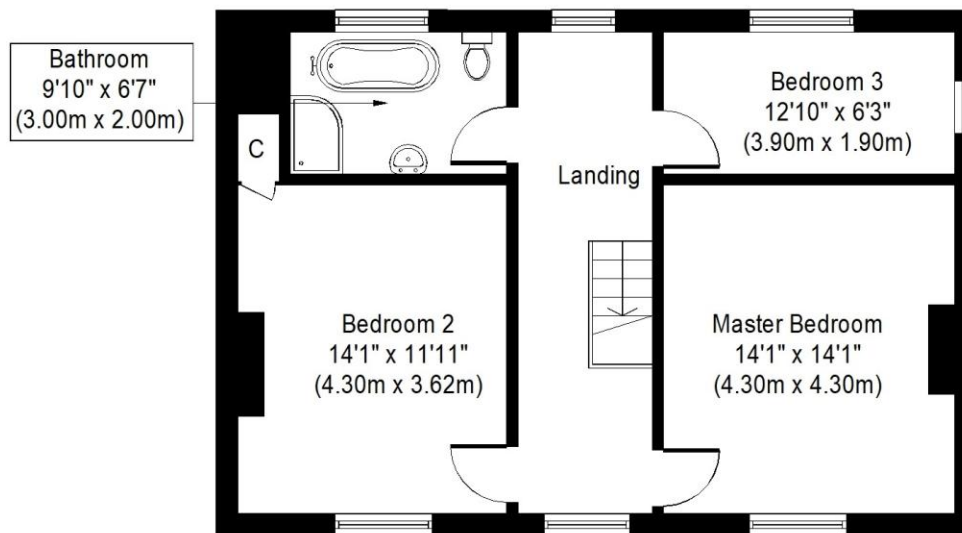
EPC RATING TBC.

WHAT3WORDS flying.engulfing.plates

VIEWING by prior appointment only through David Burr estate agents.

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(Not Shown in Actual
Location / Orientation)

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