



**24 Clarendale Estate,  
Great Bradley**

**DAVID  
BURR**





## 24 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.

A well-presented and favourably positioned three-bedroom detached house in the popular Suffolk village of Great Bradley. The well-proportioned accommodation measures in excess of 900 sq.ft and comprises an entrance hall, sitting/dining room, kitchen, bathroom and three spacious bedrooms. Externally offering a gravelled front garden with views over the green, driveway and garage parking and a well-presented rear garden.

### A well-presented three bedroom detached house in the peaceful Great Bradley.

**ENTRANCE HALL** Window and door to front aspect, tiled floor, understairs storage and stairs rising to the first floor.

**SITTING / DINING ROOM** Window to front aspect and French doors leading to the rear garden terrace.

**KITCHEN** A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include an oven, hob and dishwasher with further space and plumbing for appliances. Tiled floor, window to rear aspect and a door to side.

#### First Floor

**LANDING** Loft access and an airing cupboard.

**BEDROOM 1** Window to rear aspect.

**BEDROOM 2** 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 window to front aspect.

#### Outside

The front garden has a paved pathway leading to the front door with two gravelled areas. The parking is to the rear of the property with a one-car driveway and a **SINGLE GARAGE**. The rear garden is mainly paved with a lawned area as well as two sheds included within the sale.

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



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**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND D.**

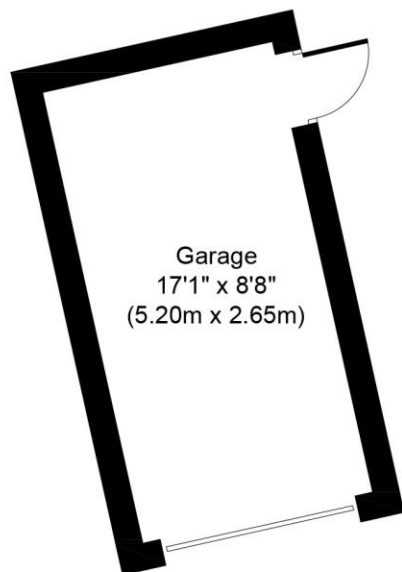
**TENURE** Freehold.

**WHAT3WORDS** formless.closer.flushed

**EPC D.**

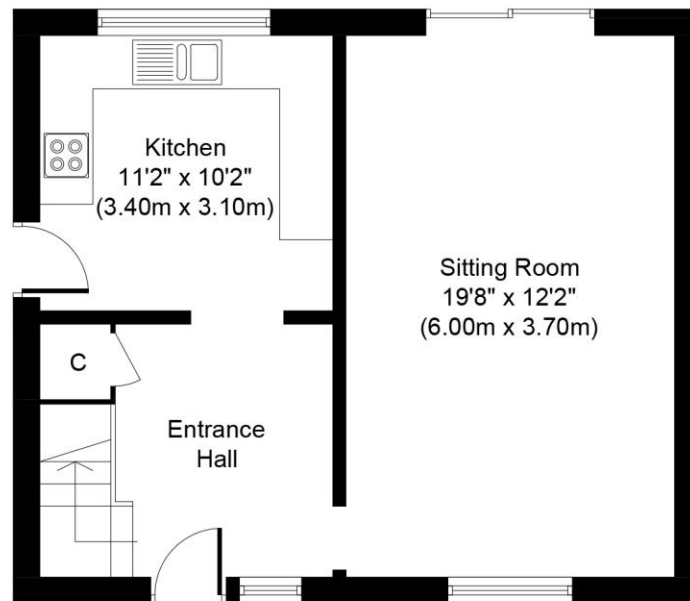
**VIEWING** by prior appointment only through David Burr estate agents.



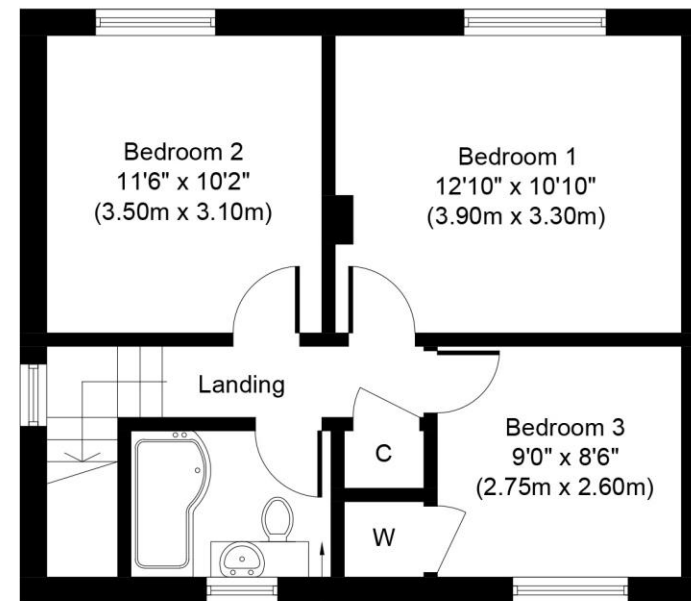


**Garage**  
**Approximate Floor Area**  
**149 Sq. ft.**  
**(13.8 Sq. m.)**

(Not Shown In Actual  
Location / Orientation)



**Ground Floor**  
**Approximate Floor Area**  
**469 Sq. ft.**  
**(43.6 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**469 Sq. ft.**  
**(43.6 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.



