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Water Barn Cottage, Water Lane, Great Bradley, CB8 9LJ

A charming semi-detached period cottage standing in an idyllic location at the end of a no-through country lane with far reaching views over open countryside. Extensive accommodation includes 3 reception rooms, 4 bedrooms, 4 ensuite shower/bathrooms and enclosed rear garden. RARELY AVAILABLE. EARLY VIEWING RECOMMENDED.

£390,000

- Semi-detached cottage
- 3 reception rooms
- 4 bedrooms
- 4 ensuite shower rooms
- Large garden
- Open views



GREAT BRADLEY

is a small, peaceful, village set in magnificent rolling countryside and is accessible from Newmarket (7 miles), Haverhill (6 miles) and Cambridge (13 miles). There are two, highly-regarded primary schools nearby and the Railway Station at Dullingham (4 miles) has trains to Cambridge (20 mins).

ACCOMMODATION with approximate room sizes.



ENTRANCE HALL

with radiator, entrance door, stairs to first floor, cloaks cupboard.

SITTING ROOM

18' 9" x 10' 11" (5.72m x 3.35m) with 2 radiators, French doors to garden, TV aerial point.

DINING ROOM

13' 8" x 10' 11" (4.17m x 3.35m) with open fireplace with surround, laminate floor, radiator.

KITCHEN

12' 0" x 10' 0" (3.66m x 3.05m) with a range of quality fitted units including 1 1/2 bowl sink unit with cupboard under, further base and wall mounted cupboards, radiator, built in cupboard, wine rack.

UTILITY ROOM

8' 5" x 7' 4" (2.59m x 2.24m) with oil fire boiler, plumbing for dishwasher and washing machine, radiator.





STUDY

10' 7" x 9' 8" (3.23m x 2.95m) with telephone point, radiator, TV aerial point.

FIRST FLOOR

LANDING

BEDROOM 1

13' 1" x 10' 11" (4.01m x 3.35m) with radiator, range of built wardrobes.



ENSUITE SHOWER ROOM

with shower cubicle, basin, low level WC, radiator, extractor fan.

BEDROOM 2

13' 1" x 9' 3" (4.01m x 2.82m) with radiator, range of built-in wardrobes.

ENSUITE BATHROOM

with panelled bath, separate shower cubicle, basin and vanity unit, low level WC, radiator, airing cupboard housing hot water tank and fitted immersion heater, under floor heating.



BEDROOM 3

10' 9" x 9' 6" (3.28m x 2.90m) with radiator, recessed lighting, TV aerial point.

ENSUITE SHOWER ROOM

with shower cubicle, basin, low level WC, radiator, extractor fan.



SECOND FLOOR

BEDROOM 4

10' 7" x 10' 0" (3.25m x 3.05m) with radiator.

ENSUIRE SHOWER ROOM

with shower cubicle, basin, low level WC, radiator.



OUTSIDE

FRONT GARDEN

with gravelled driveway and parking area, oil tank, flower and shrub beds.

REAR GARDEN

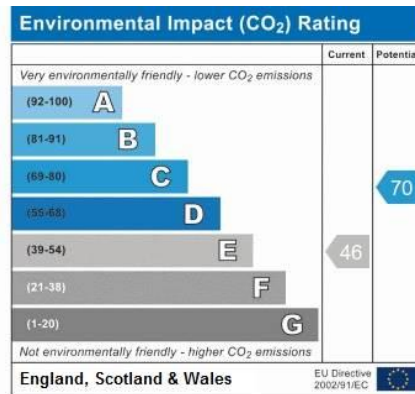
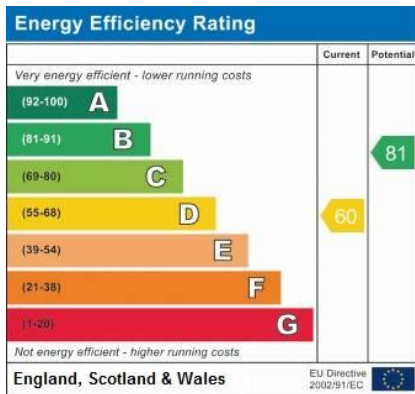
laid mostly to lawn with paved patio, insulated tool shed, flower and shrub beds, outside light, water tap.





Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Local Authority

Services

Agents Note

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.