



**2 Stud Farm Bradley Road
Burrough Green, Cambridgeshire CB8 9NH
Offers In Excess Of £500,000**

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A truly rare opportunity to purchase a detached family home standing in this sought after village. Burrough Green boasts an excellent primary school, ancient parish church, a public house overlooking a large village green and excellent access to travel routes.

Enjoying spacious and extensive rooms throughout, the property is offered for sale with the distinct advantage of no onward chain and benefits from huge scope/potential to improve/extend subject to all relevant consents.

Offering accommodation comprising of an entrance lobby, hallway, living room, dining room, kitchen, cloakroom four good sized bedrooms, and a family bathroom.

Complete with wrap around gardens with stunning views to the rear overlooking paddock land, detached double garage and plenty of off road parking.

Early viewing is essential.

EPC (E)

Accommodation Details

With part glazed door leading through to:

Entrance Lobby

With parquet flooring, coat hanging space, access and door leading through to:

Cloakroom

Comprising low level WC and wash hand basin, window with obscured glass to the rear aspect.

Inner Hallway

Accessed via part glazed door with built in

cupboard, staircase with open risers to the first floor, understairs area suitable for study or similar, window to the rear aspect, opening leading through to:

Living Room 22'3" x 11'10" (6.78m x 3.61m)

With two full height windows to the front aspect, and glazed door leading to the front garden, feature open fireplace with hearth, twin ceiling lights, opening leading through to:

Dining Room 11'9" x 9'9" (3.58m x 2.97m)

With large full height window to the front aspect.

Kitchen 11'7" x 9'9" (3.53m x 2.97m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker with extractor canopy over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, wood effect tiled flooring, floor mounted oil fired boiler, window to the side aspect, glazed door leading to the side garden.

First Floor Landing

With access to loft space, original balustrades, window to the rear aspect, airing cupboard, access and door leading through to:

Bedroom 1 12'9" x 13'8" (3.89m x 4.17m)

With window to the front aspect.

Bedroom 2 11'9" x 13'7" (3.58m x 4.14m)

With window to the front aspect.

Bedroom 3 9'4" x 13'8" (2.84m x 4.17m)

With window to the front aspect, built in wardrobe.

Bedroom 4 9'7" x 7'10" (2.92m x 2.39m)

With window to the side aspect.

Bathroom 8'6" x 7'9" (2.59m x 2.36m)

With suite comprising panel bath, shower enclosure, wash hand basin and low level WC, tiled walls, tile effect flooring, windows with obscured glass to the rear and side aspects.

Outside - Front

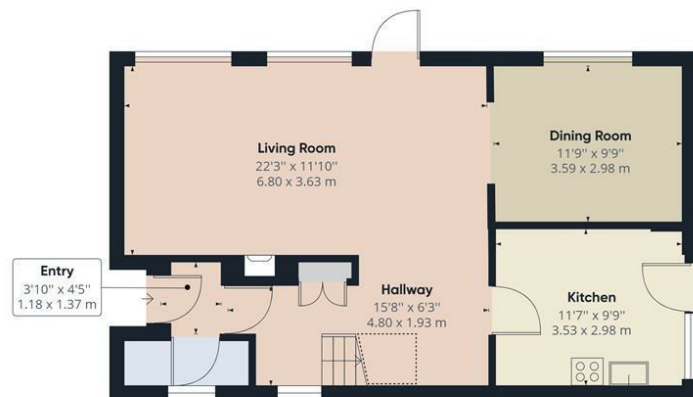
The property is approached via a shared driveway leading to off road parking areas in front of garage, gated access to rear garden, paved seating area.

Garage 18'1" x 18'2" (5.52 x 5.55)

Detached double garage with up and over style doors, power and lighting and pedestrian door to the rear.

Outside - Rear

Occupying a generous size plot with gardens to the front, sides and most notably the rear, predominantly laid to lawn bordered by mature trees with views overlooking paddock land.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1313.14 ft²
122.00 m²

Reduced headroom

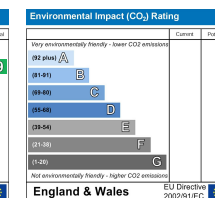
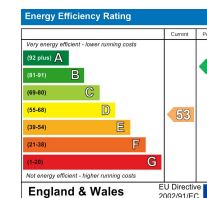
15.88 ft²
1.48 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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