

Guide Price £280,000 to £290,000

A very well presented three bedroom home in a popular village location. On the ground floor is a spacious entrance hall leading to a bright living room to the front and a good size kitchen/dining rear across the rear of the property. Upstairs are three bedrooms and the family bathroom. The rear garden is enclosed and low maintenance with gated side access leading to the parking area.

**LOCATION** Burrough Green lies around 5 miles from the historic horse racing town of Newmarket and 16 miles from the university city of Cambridge. There is good access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. For commuters there is a train station around 2 miles away in Dullingham and a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour. Stansted Internal Airport is approximately 40 minutes away. Burrough Green is a popular and attractive village home to a highly regarded primary school, The Bull public house and a Grade II\* church dating from the 14th century. The Ellesmere Centre in nearby Stetchworth is a community centre including post office and community store. It offers a wide range of sports and other clubs such as, Junior football, Athletics, Squash, Tennis, Pilates, Karate, Table tennis, Carpet Bowls and many other activities. The centre has an astroturf pitch with floodlights, and two grass football pitches. In addition to the comprehensive range of facilities in Cambridge, the nearby town of Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Renowned globally for thoroughbred horses and boasting two separate racetracks with quality horses competing throughout the season.

**ENTRANCE HALL** Spacious entrance hall, part glazed door to side, doors in living room, kitchen/dining room and cloakroom, radiator, stairs rising to first floor with handy under stair storage cupboard.

**CLOAKROOM** Frosted double glazed window to side, low



level wc, wash hand basin, radiator.

**LIVING ROOM** 17' 4" x 10' 9" (5.3m x 3.3m) Bright and spacious living room with double glazed windows to front and side, radiator.

**KITCHEN/DINING ROOM** 17' 4" x 9' 2" (5.3m x 2.8m) Part double glazed door and double glazed window to rear, radiator. Range of wall and base mounted units and drawers with work surfaces over, sink and drainer with mixer tap over, space and plumbing for appliances.



**LANDING** Door leading to all bedrooms and bathroom, loft access.

**BEDROOM ONE** 17' 4" x 9' 2" (5.3m x 2.8m) Max Two double glazed windows to rear allowing a good amount of natural light, radiator. Good size double bedroom with ample space for double bed and bedside furniture



**BEDROOM TWO** 10' 9" x 10' 5" (3.3m x 3.2m) Another double bedroom with double glazed window to front enjoying attractive outlook over countryside, radiator.

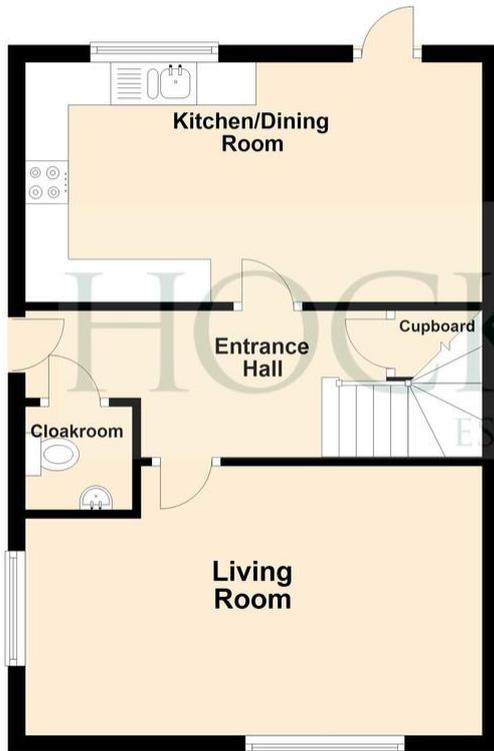
**BEDROOM THREE** 10' 9" x 6' 6" (3.3m x 2m) Double glazed window to front with pleasant outlook, radiator.



**BATHROOM** Frosted double glazed window to side, three piece suite comprising shower bath, low level wc, hand wash basin radiator.



## Ground Floor



## First Floor



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16 Brinkley Road, Burrough Green,  
Newmarket, CB8 0PJ

Guide Price £280,000 Freehold

A modern end of terrace property with three bedrooms,  
kitchen/dining room and found in peaceful village location  
within easy reach of Cambridge. Sold with the advantage of  
no onward chain.



**HOCKEYS**  
ESTABLISHED 1885

