



Nunnery Green, Wickhambrook, Newmarket, Cambridgeshire, CB8 8XT

**MARK · EWIN**  
BURY ST EDMUNDS

## Nunnery Green, Wickhambrook, Newmarket, Cambridgeshire, CB8 8XT

Situated in a quiet location with field views to the rear is this spacious four-bedroom detached property with off-road parking and a double garage.

The accommodation on the ground floor comprises of an spacious entrance hall, welcoming sitting room, conservatory with doors leading into the garden, a bedroom/study, convenient shower room, sunroom and well-appointed kitchen.

The kitchen offers a range of wall and base level units with built-in appliances to include a dishwasher, oven, hob and extractor over. From the kitchen there is a utility room providing space for a washing machine and tumble dryer.

Moving to the first floor, there are three bedrooms, the principal benefits from built-in wardrobes and a family bathroom completes the accommodation.

Outside, the front garden is mainly laid to lawn and is enclosed by hedging. A driveway provides ample off-road parking leading to the double garage. The delightful rear garden is laid to lawn with field views, mature shrubs and a large, paved patio area which provides plenty of space for seating and a hot tub.

### Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating and electric radiators.

(Please note that none of these services have been tested by the selling agent.)



### Directions

From Bury St Edmunds proceed out of town on Parkway following the A143 signs towards Horringer. Follow this road for approximately 9.5 miles. Take the right hand turn towards the village of Wickhambrook, follow this road and take the left hand turn at the T Junction. Continue to the next staggered crossroads and continue straight over. Pass the Greyhound Public House on your right hand side and the property can be found on the right hand side.

### Location

Wickhambrook is a lovely rural village served by a public house, shop, school, surgery and parish church. It is closely linked to the A143 which provides fast access to the historic market town of Bury St Edmunds, approximately 11 miles.

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**Accommodation:**

Entrance Hallway 7' 5" x 12' 2" (2.26m x 3.71m)

Sitting Room 15' 9" x 23' 11" (4.80m x 7.29m)

Conservatory 15' 9" x 12' 10" (4.79m x 3.91m)

Kitchen 10' 0" x 11' 11" (3.04m x 3.64m)

Dining Room 10' 4" x 11' 11" (3.14m x 3.64m)

Utility Room 6' 8" x 11' 11" (2.04m x 3.64m)

Bedroom 6' 4" x 4' 11" (1.94m x 1.49m)

Bedroom 12' 10" x 10' 3" (3.92m x 3.12m)

Sun Room 6' 8" x 15' 5" (2.04m x 4.71m)

Landing 9' 11" x 6' 0" (3.02m x 1.82m)

Bedroom 12' 3" x 13' 8" (3.73m x 4.17m)

Bedroom 13' 7" x 12' 2" (4.13m x 3.70m)

Bedroom 10' 4" x 12' 0" (3.15m x 3.67m)

Bathroom 9' 11" x 5' 9" (3.01m x 1.75m)

Front & Rear Garden

Double Garage 14' 4" x 14' 11" (4.37m x 4.55m)

**Additional Information:**

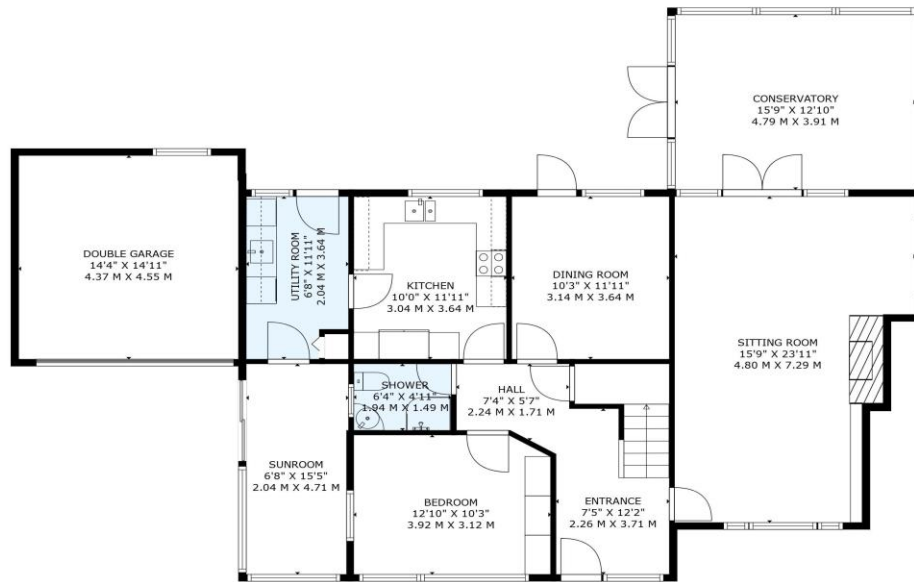
Council Tax Band: E

EPC Rating:

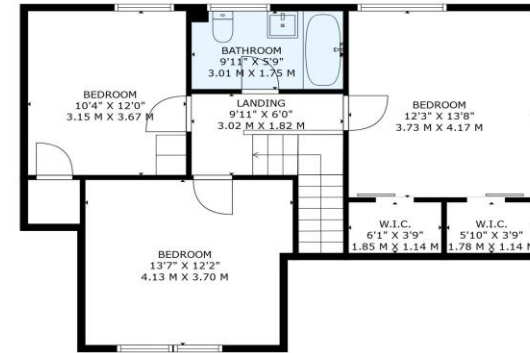
Tenure: Freehold

{prop\_price\_text}  
Freehold





FLOOR 1



FLOOR 2

**TOTAL: 1937 sq. ft, 180 m2**  
 FLOOR 1: 1308 sq. ft, 122 m2, FLOOR 2: 629 sq. ft, 58 m2  
 EXCLUDED AREAS: DOUBLE GARAGE: 214 sq. ft, 20 m2, LOW CEILING: 38 sq. ft, 4 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

