



Hambrook Close, Great Whelnetham, Suffolk, IP30 0UX

MARK · EWIN
BURY ST EDMUNDS

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A spacious three/four-bedroom, detached chalet benefitting from off-road parking and a garage.

The accommodation on the ground floor comprises an entrance hall, large L-shaped sitting/dining room with doors leading to the garden, a fitted kitchen, shower room, bedroom and study which could also be used as a bedroom. Moving to the first floor, there are two further bedrooms, both with built-in eaves storage and the bathroom completes the accommodation on offer.

Outside, parking is offered via a block paved driveway to the front leading to the single garage. To the rear, the garden is mainly laid to lawn with a paved patio, decking area, garden shed and summer house.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

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

Services: Mains Electric, Water and Drainage. Heating via LPG central heating.

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



Directions

Leaving Bury St Edmunds along the A134 towards Sudbury into Sicklesmere turn, right into Stanningfield Road, continue along Stanningfield Road and take the second turning on your right into Hambrook Close, where the property can be found.

Location

The popular village of Great Whelnetham is situated approximately 3 miles south east of Bury St Edmunds. The village abuts Sicklesmere with its shop, post office and public house. Great Whelnetham offers a primary school, community centre and a local bus service. There is convenient access to the A134 linking to Sudbury and Bury St Edmunds as well as easy access to the A14 Dual Carriageway via Bury St Edmunds.

Accommodation:

Entrance Hall 13' 4" x 6' 11" (4.06m x 2.11m)

Sitting/Dining Room 19' 7" x 22' 3" (5.98m reducing to 3.93m x 6.78m reducing to 3.94m)

Kitchen 10' 10" x 9' 4" (3.29m x 2.85m)

Bedroom 8' 4" x 9' 5" (2.55m x 2.88m)

Study/Bedroom 6' 3" x 12' 2" (1.90m x 3.70m)

Shower Room 5' 10" x 4' 9" (1.78m x 1.44m)

Landing 11' 1" x 4' 10" (3.38m x 1.48m)

Bedroom 11' 5" x 14' 0" (3.49m x 4.27m)

Bedroom 13' 5" x 11' 4" (4.08m x 3.46m)

Bathroom 6' 0" x 7' 10" (1.83m x 2.38m)

Rear Garden

Driveway & Garage

Additional Information:

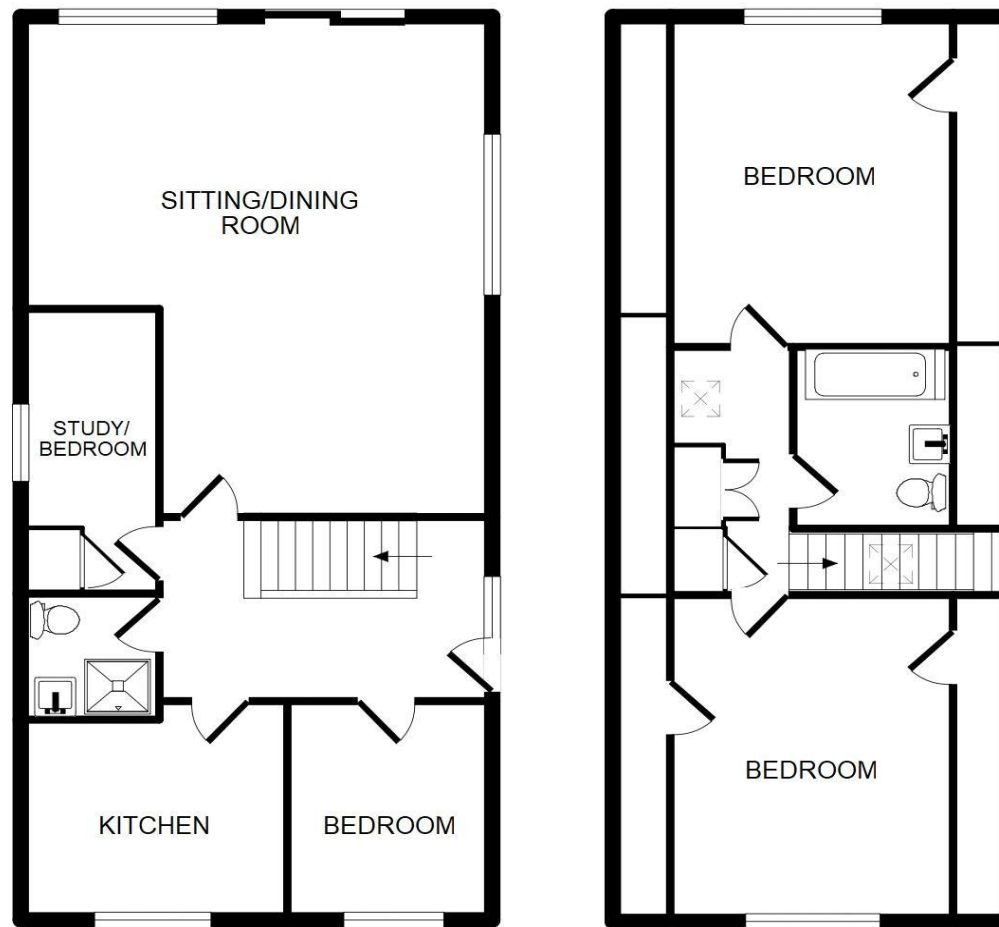
Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Offers Over £300,000
Freehold





For identification only. (Not to scale)
(c) Visual Floor Planner

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.

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