Hambrook Close, Great Whelnetham, Suffolk, IP30 0UX

Hambrook Close, Great Whelnetham, Suffolk, IP30 0UX

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.

MARK·EWIN
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)

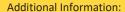Landing 11' 1'' x 4' 10'' (3.38m x 1.48m)

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

SITTING/DINING
ROOM

STUDY/
BEDROOM

BEDROOM

KITCHEN

BEDROOM

BEDROOM

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

www.markewin.co.uk

01284 217530   team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

The Property Ombudsman