



Clopton Park, Wickhambrook, Cambridgeshire, CB8 8ND

MARK · EWIN
BURY ST EDMUNDS

Clopton Park, Wickhambrook, Cambridgeshire, CB8 8ND

A well-presented and substantial four-bedroom detached house in the village of Wickhambrook. The property benefits from spacious accommodation, off-road parking and a double garage.

The accommodation comprises, on the ground floor, of an entrance porch and welcoming hallway. The hall provides useful built-in storage and access to a cloakroom. The sitting room offers a light and bright space with a feature brick fireplace and French doors leading to the garden. The Kitchen/Breakfast room provides a range of wall and base level units, built-in oven, hob and extractor over with a kitchen island and plenty of space for a table and chairs.

From the kitchen is a useful utility room which offers further storage, a sink and space for a washing machine and tumble dryer. The ground floor also offers a separate dining room and a study.

Moving to the first floor, there are four generously sized bedrooms. The principal and second bedroom benefit from ensuite shower rooms and all rooms have built-in wardrobes. The family bathroom completes the accommodation on offer.

Outside, the front garden is mainly laid to lawn with a path leading to the front door and is bordered by various mature shrubs and trees. Parking is offered via a driveway leading to the double garage. The rear garden provides a private space predominately laid to lawn with a paved patio area and hosts various flowers, shrubs and trees.

Additional Information

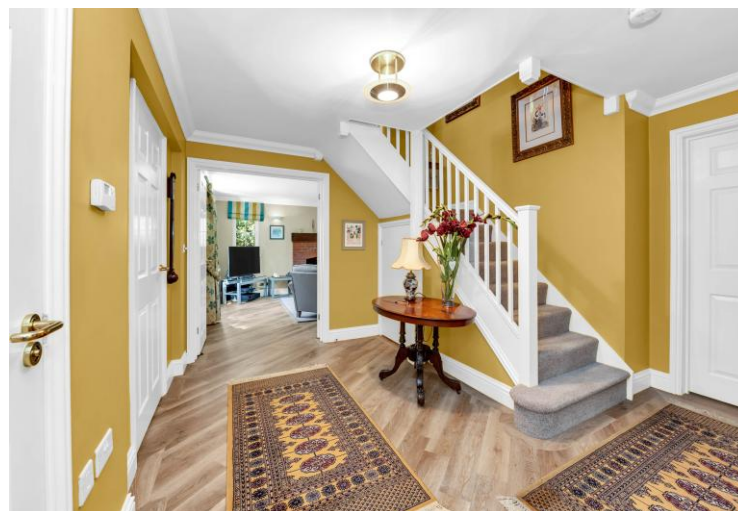
Tenure: Freehold

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 Oil fired central heating.

(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 a left hand turn onto Clopton Park before you get to the village of Wickhambrook. The property can be found on the left 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.

Accommodation:

Porch 4' 10" x 5' 4" (1.47m x 1.63m)

Hallway 12' 1" x 11' 11" (3.68m x 3.63m)

Cloakroom 3' 9" x 6' 2" (1.14m x 1.88m)

Sitting Room 13' 8" x 18' 2" (4.17m x 5.54m)

Dining Room 12' 5" x 10' 4" (3.78m x 3.15m)

Study 12' 5" x 7' 9" (3.78m x 2.36m)

Kitchen/Breakfast Room 16' 9" x 12' 8" (5.11m x 3.86m)

Utility Room 7' 7" x 7' 6" (2.31m x 2.29m)

Landing 10' 9" x 7' 5" (3.28m x 2.26m)

Main Bedroom 16' 5" x 11' 9" (5.00m x 3.58m)

Ensuite 7' 10" x 8' 2" (2.39m x 2.49m)

Bedroom 16' 4" x 10' 6" (4.98m x 3.20m)

Ensuite 7' 6" x 5' 4" (2.29m x 1.63m)

Bedroom 13' 9" x 10' 0" (4.19m x 3.05m)

Bedroom 10' 5" x 7' 4" (3.18m x 2.24m)

Bathroom 6' 8" x 7' 2" (2.029m x 2.18m)

Front & Rear Gardens

Driveway

Additional Information:

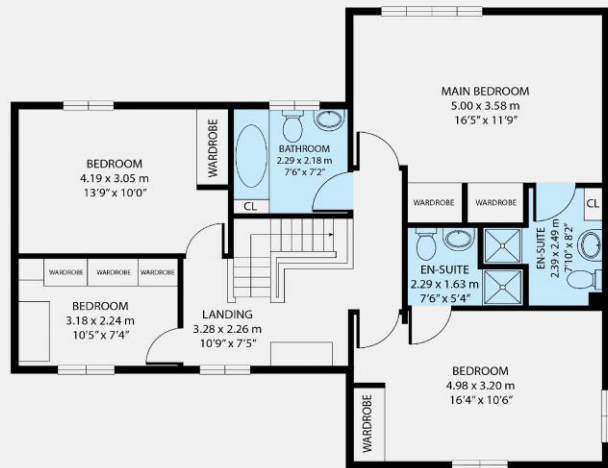
Council Tax Band: F

EPC Rating: C

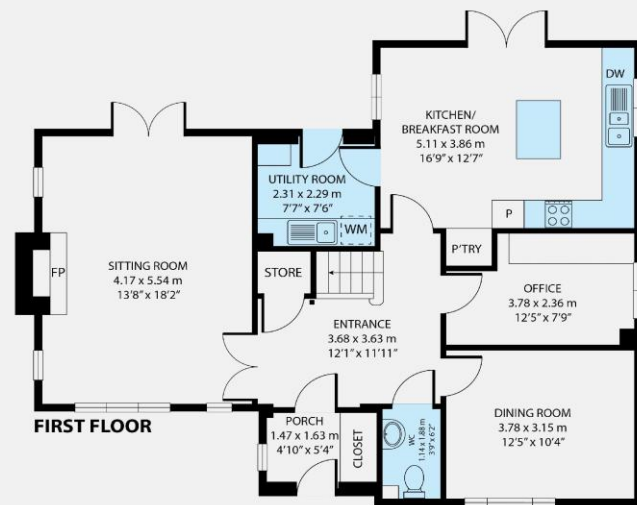
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Guide Price £650,000
Freehold

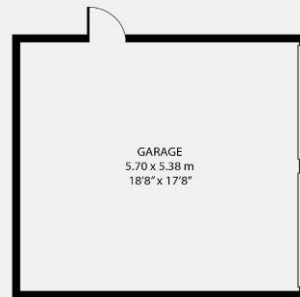




SECOND FLOOR



FIRST FLOOR



(NOT IN POSITION)



2 Clopton Park, Wickhambrook, England, CB8 8PF

TOTAL APPROX. FLOOR AREA 199 SQ.M - 2,147 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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 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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