



**24 Hambrook Close,  
Great Whelnetham, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 24 HAMBROOK CLOSE, GREAT WHELNETHAM, SUFFOLK. IP30 0UX

The village of Great Whelnetham is approximately 4 miles from the Cathedral town of Bury St Edmunds. The village is well served with a church, primary school and nursery, public house, farm shop and post office/store. Bury St Edmunds has an excellent range of schooling, shopping, recreational and cultural facilities. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This exceptionally well-presented detached house occupies a lovely position at the end of a quiet cul-de-sac within a well-regarded Suffolk village. The property offers light, well-proportioned accommodation that has been sympathetically enlarged and benefits from 4 double bedrooms, extensive off-road parking, garage and a garden abutting fields.

## **An exceptionally well-presented detached house with 4 double bedrooms, garage, parking and far-reaching field views.**

**ENTRANCE HALL:** A spacious inviting area with staircase off, large walk-in storage cupboard and doors to:-

**SITTING/DINING ROOM:** An exceptional space, sympathetically enlarged with 7ft high glass casement windows taking full advantage of the far-reaching views. Bi-fold doors open to create an 8ft wide opening onto terracing with the garden beyond. Double doors link well with:-

**KITCHEN/BREAKFAST ROOM:** With a feeling of space created by the double doors opening to the Sitting/dining room. Fitted with an extensive range of attractive matching modern units and appliances including fridge/freezer, double oven, hob with extractor fan over. Plumbing for washing machine and integrated dishwasher.

**CLOAKROOM:** A spacious room with full height storage cupboard, WC and wash hand basin.

### **First Floor**

**LANDING:** Large linen cupboard, access to loft storage space and doors to:-

**BEDROOM 1:** Extensive built-in wardrobes and door to:-

**ENSUITE:** Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM 2:** Enjoying far reaching field views.

**BEDROOM 3:** Enjoying far reaching field views.

**BEDROOM 4:**

**FAMILY BATHROOM:** Attractively tiled and finished with a bath that includes a shower attachment and side screen. Heated towel rail and WC with wash hand basin and storage below.

### **Outside**

To the front of the property is extensive **OFF-ROAD PARKING** which in turn leads to the **GARAGE**. The rear garden is one of the property's most attractive features, with terracing, an expanse of lawn, raised planters and abutting fields to the rear.

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## AGENTS NOTE

As is not uncommon with developments of this ilk, we understand that covenants apply to this property and the surrounding properties, further details of which can be sought by contacting the selling agent.

**SERVICES:** Main water, drainage and electricity are connected. The property has the benefit of electric heating and solar panels. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: E – £1857 – 2023/24

**EPC RATING:** C – report available upon request.

**BROADBAND SPEED:** Up to 69Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone - outdoor (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///glaze.eggplants.mobile.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





