

FOR SALE



West Street, Icklingham, IP28 6QB

Guide Price £375,000 Freehold


MARTIN&CO



- **NEW UPVC Double Glazing**
- **Large Garden with Veg Plot**
- **Garden Home Office/Gym**
- **Oil Fired Central Heating - NEW**
- **Scope to Extend (stpp)**

Martin & Co are delighted to offer FOR SALE this substantial 3 bedroom semi-detached house in semi-rural popular village location with far reaching countryside views. NEW UPVC double glazing, external oil fired boiler and kitchen. Versatile accommodation comprising entrance hall, living room, dining room, kitchen, cloakroom, large utility room, 3 bedrooms, usable loft space and bathroom. Ample off road parking, large garden and separate home office/gym.

ACCOMMODATION COMPRISES: UPVC front door opening to:

ENTRANCE HALL: 5' 03" x 3' 07" (1.6m x 1.09m) With stairs rising to first floor. Laminate flooring. Radiator.

LIVING ROOM: 16' 07" x 11' 11" (5.05m x 3.63m) Two UPVC double glazed windows to rear aspect. Wooden flooring. Brick open fireplace with oak mantle. Contemporary tall radiator. Opening to:

DINING ROOM: 13' 08" x 10' 11" (4.17m x 3.33m) UPVC double glazed window to rear aspect. Wood effect luxury vinyl flooring. Contemporary tall radiator. Integrated fridge and freezer. Open to:

KITCHEN: 12' 10" x 5' 11" (3.91m x 1.8m) Range of wall and base units with solid oak worktop/upstand and undercounter sink with instant boiling tap. Single oven, microwave, induction hob, glass splashback and extractor over. Integrated dishwasher. UPVC double glazed window to front aspect. Wood effect luxury vinyl flooring.



LOBBY: 4' 10" x 4' 01" (1.47m x 1.24m) Glazed UPVC door to rear garden. Vinyl flooring. Open to:

UTILITY ROOM: 12' 06" x 1' 01" (3.81m x 0.33m)

Inset single bowl sink with drainer, hot/cold taps and cupboard under. Space/plumbing for washing machine and other appliances. High level storage and loft hatch. UPVC double glazed window to front aspect.

CLOAKROOM: 3' 07" x 3' 00" (1.09m x 0.91m) Low level WC and wall hung hand basin. Obscured UPVC double glazed window to rear aspect. Vinyl flooring.

LANDING AREA: 8' 02" x 5' 11" (2.49m x 1.8m) minimum 2' 10" (0.86m). UPVC double glazed window to front aspect.

BEDROOM ONE: 13' 04" x 10' 11" (4.06m x 3.33m) UPVC double glazed window to rear and side aspect. Radiator.

BEDROOM TWO: 11' 10" x 11' 02" (3.61m x 3.4m) Two UPVC double glazed windows to rear aspect. Radiator.

BEDROOM THREE: 8' 08" x 8' 07" (2.64m x 2.62m) UPVC double glazed window to front aspect. Radiator. Loft ladder giving access to:

USABLE LOFT SPACE: 16' 11" x 7' 08" (5.16m x 2.34m) Three Velux style windows offering stunning countryside views. Door to: **STORAGE AREA: 8' 05" x 5' 01" (2.57m x 1.55m)** With light.

BATHROOM: 5' 10" x 5' 07" (1.78m x 1.7m) Fully tiled with bath, electric shower over and glass screen. Wash basin with pedestal and low level WC. Obscured UPVC double glazed window to side aspect. Heated towel rail. Laminate flooring.



OUTSIDE: Large front garden with lawn, planted borders and gravel driveway offering ample parking. Wall mounted oil fired boiler and concealed Oil Tank. Double gates to back garden which is fully enclosed. There is a large decked patio with Pergoda. Mainly laid to lawn with patio areas, assorted shrubs, vegetable plot and chicken run.

HOME OFFICE/GYM: 16' 4" x 10' 5" (5m x 3.2m) with power, light and USB sockets. Outside lighting and outside power socket.

STORE: 9' 10" x 5' 2" (3m x 1.6m).

ADDITIONAL INFORMATION:

Council Tax Band: C (approx £1791 per annum)
Local Authority: West Suffolk Council
Mains drains, water and electricity connected
Oil fired central heating
Vacant possession upon completion

ENERGY PERFORMANCE RATING: A full copy of the report can be obtained from the Sales Agent or from:<https://www.gov.uk/find-energy-certificate>

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co - 01284 701511

DIRECTIONS: From our office on Angel Hill turn left at traffic lights onto Northgate Street, at roundabout take 2nd exit and continue onto Fornham Road. At tollgate roundabout continue through lights onto Mildenhall Road and at next double roundabout take 2nd then 1st exit onto Hengrave Road. Continue onto Icklingham village then turn left onto West Street where the property can be found on the left hand side.

LOCATION: Icklingham is a popular village with and a number walks including Cavenham Heath Nature Reserve, Thetford Forest and Elveden. The Guinness Arms 16th Century coaching inn with 2 bars and restaurant. Bury St Edmunds is approximately 7 miles away offering a desirable range of educational and cultural amenities, rail station, restaurants, shops and schools. Approximately 9 miles south-west of Thetford offering easy access to A11, A14 and Stansted Airport.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

Martin & Co Bury St Edmunds

28 Angel Hill • Bury St Edmunds • IP33 1UZ
 T: 01284 701511 • E: burystedmunds@martinco.com

01284 701511

<http://www.martinco.com>



Accuracy: References to the Tenure of a 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

