



Millway Wickham Street, Newmarket, CB8 8YL

£475,000

- Detached three-bedroom bungalow
- Conservatory opening onto the rear garden
- Recently installed solar panels improving energy efficiency
- Superb wrap around gardens with countryside views
- Well-equipped kitchen/dining room
- Garage & ample parking to front & rear
- Bright sitting room with feature fireplace and wood burner
- Three comfortable bedrooms and modern family bathroom
- Excellent access to Bury St Edmunds and surrounding villages

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DETACHED BUNGALOW WITH WRAP AROUND GARDENS AND STUNNING COUNTRYSIDE VIEWS

A spacious three-bedroom detached bungalow set within its own mature wrap around gardens, enjoying far-reaching countryside views. Situated in a small hamlet on the edge of Wickhambrook, the property offers excellent access to Bury St Edmunds and surrounding villages.

The accommodation includes a bright sitting room with feature fireplace and wood burner, a conservatory opening onto the gardens, and a well-equipped kitchen/dining room. There are three comfortable bedrooms and a modern family bathroom.

Externally, the property is approached via a sweeping driveway providing ample parking to the front, with further parking and outbuildings to the rear. The wrap around gardens are established and well-screened, offering lawned areas, a variety of planting, and space for future landscaping or cultivation if desired.

The property also benefits from recently installed solar panels, enhancing its energy efficiency.

A rarely available opportunity to secure a detached bungalow in a sought-after rural setting with excellent transport links.



Council Tax Band: D



Accommodation

ENTRANCE HALL

A welcoming entrance hall featuring an airing cupboard, additional storage cupboard, access to the loft space, and doors leading to:

SITTING ROOM – 15' 7" x 13' 10" (4.75m x 4.24m)

A spacious and inviting room boasting a wood-burning stove set upon a marble-tiled hearth, complemented by a picture rail, a bay window to the front aspect, and French doors opening to the:

CONSERVATORY – 12' 4" x 8' 9" (3.78m x 2.69m)

Offering panoramic views across the gardens and the fields beyond, this light-filled space serves as a tranquil retreat.

KITCHEN/BREAKFAST ROOM – 13' 6" x 11' 6" (4.14m x 3.53m)

A well-appointed kitchen featuring a range of wall and base units under granite worktops with an inset ceramic sink. Integrated appliances include an eye-level electric oven and microwave, fridge freezer, and dishwasher. There's also space for a freestanding electric cooker, ample room for a dining table and chairs, tiled flooring, and a bay window overlooking the rear aspect. Door leading to the:

UTILITY ROOM

Equipped with additional wall and base units under a worktop, space and plumbing for a washing machine, and doors to the entrance hall and the storm porch, which opens to the garden.

BEDROOM 1 – 12' 4" x 10' 11" (3.78m x 3.33m)

A generously sized double bedroom featuring two pairs of built-in wardrobes and a bay window to the rear aspect.

BEDROOM 2 – 12' 4" x 8' 11" (3.76m x 2.72m)

Another comfortable double bedroom with views overlooking the garden.

BEDROOM 3 / DINING ROOM – 10' 0" x 9' 10" (3.05m x 3.02m)

A versatile room with a bay window to the front aspect, featuring a corner-mounted fireplace with a log grate, suitable as a third bedroom or formal dining area.

BATHROOM

Comprising a WC, vanity sink unit, bath with shower over, and heated towel rails, offering a functional and stylish space.

OUTSIDE

The property is approached via gates leading to a spacious parking area, which in turn leads to the garage with light and power connected. The front garden features traditional lawns interspersed with mature trees, hedging, and flower beds. Notably, the property is equipped with solar panels, enhancing energy efficiency and sustainability.

Gated access leads to the expansive side garden, showcasing a further expanse of lawn adjacent to a large dining terrace, adorned with mature trees and borders, and offering views over open countryside. A retaining brick wall and garden gate lead to the rear garden, which could be utilised as herb and vegetable beds, there's also a number of fruit trees, as well as a storage shed and several greenhouses. Additional features include rear access to the garage, a door to the boiler room, and further parking for two vehicles.

Viewings

By appointment with the agents.

Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should

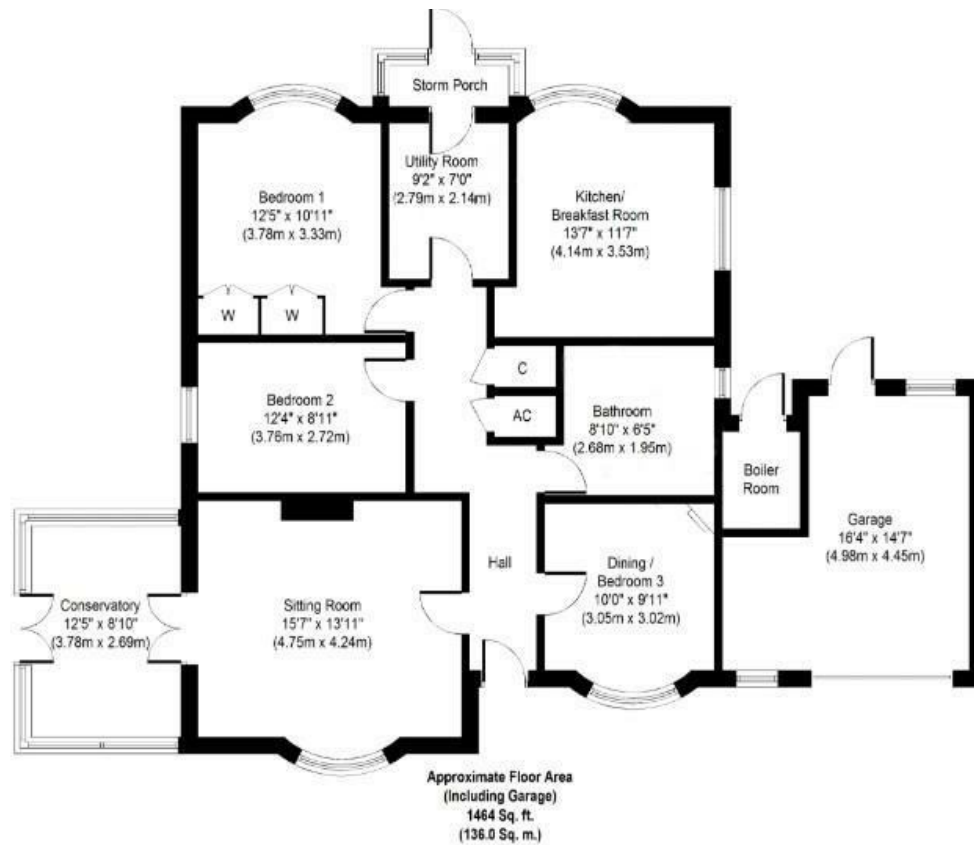
confirm any specific inclusions when making an offer.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Directions

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	