



20 Nunnery Green, Wickhambrook

Guide Price £260,000

LEE WILKINSON

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LEE WILKINSON ESTATE AGENTS are pleased to present, this recently refurbished two bedroom semi detached bungalow, set in the superb village of Wickhambrook. The current owner has created a lovely home, with the highlights being the newly created open plan living area, re-designed, and well maintained rear garden, and two double bedrooms.

Nunnery Green is situated close to the centre of the village, with local amenities, including village store, Post Office, Primary School, Doctors surgery and Public House, all within walking distance. The village also offers superb walking opportunities, plus numerous clubs and societies.

Wickhambrook is situated, almost equidistant from Newmarket, Haverhill and Bury St Edmunds, but with Clare as its closest town, with independent retailers and boutiques, offering a range of products and services. Saffron Walden and Cambridge are slightly further afield.





Entrance Hall

Part glazed entrance door. A larger than average space, with plenty of room for coat and shoe storage, plus small cupboard housing electric fuse board. Access to loft space. Leading through to;

Open plan living area

6.31m max x 4.61m max (20'8" x 15'1")

A great living space bathed in light, from the two windows to the front, and double doors, with glazed side panels into the rear garden. Wood effect flooring throughout. The kitchen area is fitted with a range of both wall and base units with complimentary square edge worksurface over, and 1½ bowl acrylic sink and drainer inset with mixer tap over. Oven with four ring induction hob and extractor unit over. Integral dishwasher, space for fridge/freezer, and space and plumbing for washing machine. Next to the kitchen is an area for a dining table. The sitting room area benefits from a lovely aspect making the most of the rear garden.



Bedroom One

2.9m max x 3.81m max (9'6" x 12'6")

A well proportioned room, with lovely views over the rear garden. Open storage cupboard which could be made into a wardrobe with the addition of a door.

Bedroom Two

3.3m max x 2.98m max (10'9" x 9'9")

Large built in storage cupboard. Window to front aspect.

Bathroom

2.59m max x 2.28m max (8'5" x 7'5")

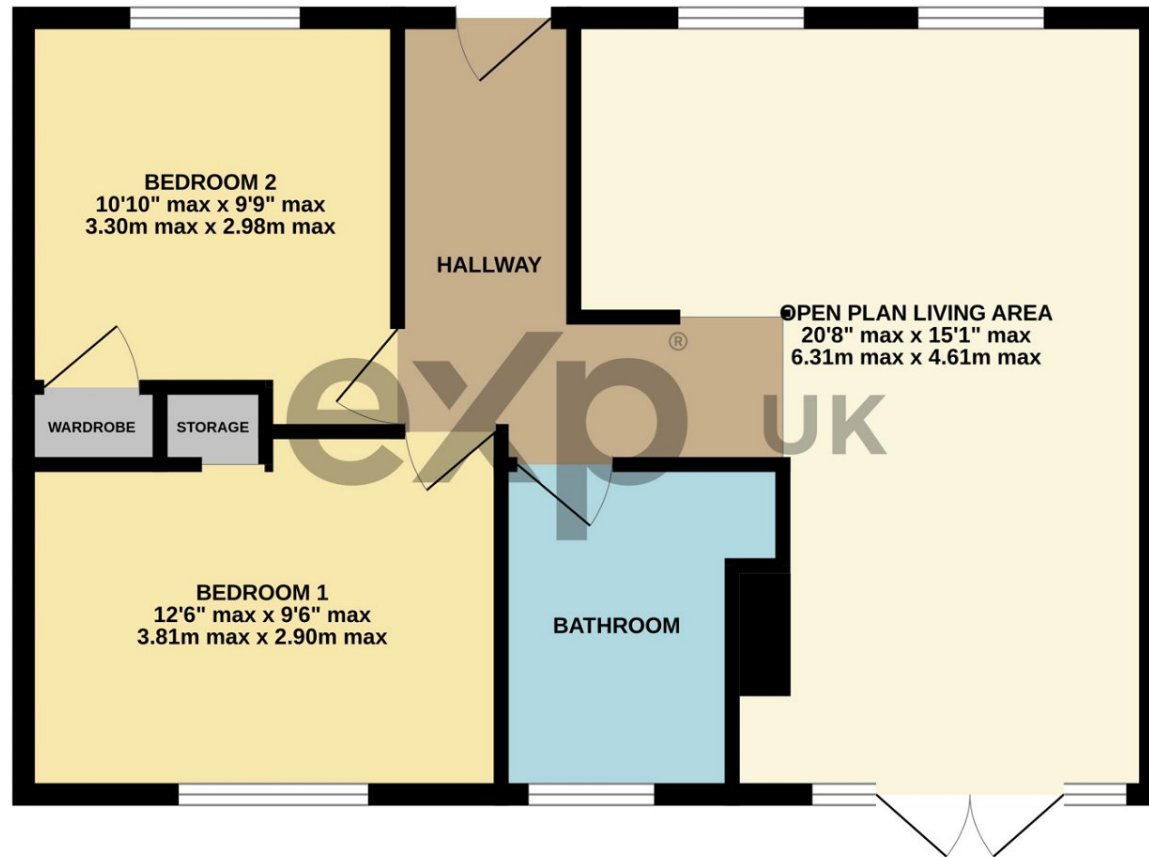
Fitted with a modern three piece bathroom suite, comprising, W/C, wall mounted wash hand basin and panelled bath with thermostatic shower over. Part tiled walls and wood effect flooring. Alcove storage space and heated towel rail. Obscured window to rear aspect.

Outside

The front garden is mainly laid to lawn with mature shrub beds. The garden is bordered by wooden fencing with path leading to the front door. Access is to the side of the property, via a low level wooden gate. The rear garden is maintained to a great standard and offers a great degree of privacy. A patio leads directly from the rear of the property, with the remainder of the garden laid to lawn with mature borders. Wooden storage shed. The garden is also enclosed by wooden fencing.



GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

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.

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