



Westlea Cottage, Attleton Green, Wickhambrook

Guide Price £650,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are please to offer for sale this beautifully presented Grade 2 listed cottage, in a superb position within the village of Wickhambrook. This lovely home has been carefully renovated and improved by the current owners, and now offers comfortable modern living, with all the benefits of a traditional Suffolk cottage. The garden is a particular highlight, wrapping around all sides of this home, and maintained to a high standard by the owners. There is a garage, with store room attached, and separate workshop, with numerous large raised vegetable beds, ideal for growing your own produce. Plenty of off road parking, and set in a quiet location, but yet still close to the local village amenities. Wickhambrook offers fantastic access to local Towns including Bury St Edmunds, Clare, and Newmarket, as well as Cambridge slightly further afield.

Property Ref; LW0712





Storm Porch

Created with a traditional brick base, with oak framework, under a pan tile roof.

Entrance Hall

A lovely large welcoming area, with large double storage cupboard, set in fireplace, with additional tall storage cupboard, oak flooring, two windows to front aspect and stairs to first floor. Opening too;

Cloak Room

A fantastic, extra space currently used for coat and shoe storage, but previously used as a study area. Window to front aspect.





Kitchen

3.77m max x 4m max (12'4" x 13'1")

Fitted with a range of base units with worksurface over, and double ceramic sink with mixer tap. Large pantry cupboard providing plenty of storage space, as well as the LPG boiler, which was installed in 2022, and water softener. Integral dishwasher, space and plumbing for washing machine, large American style fridge/freezer, and space for a large five ring range cooker set into the Inglenook fireplace. Oak flooring throughout, and part tiled walls. Window to front aspect, as well as three smaller windows to overlooking the rear garden. The kitchen opens to;

Garden Room

4.38m x 3.99m (14'4" x 13'1")

A simply stunning Oak framed building built on a brick base, and windows to three sides, all with fitted window blinds. Apex window above double doors leading into the garden.



Shower Room

2.42m max x 2.02m max (7'11" x 6'7")

Latch and brace door. Three piece suite, comprising of shower enclosure with thermostatic shower within, W/C and counter top wash basin, on oak top with storage under. Heated towel radiator, oak floor and two obscured windows to rear aspect.

Sitting Room

5.23m max x 5.47m max (17'1" x 17'11")

A spacious, yet still cosy room, with large Inglenook fireplace which has a multi-fuel stove fitted. Two doors to both sides of the property, as well as windows to both side aspects, and a small window to rear. Exposed beams throughout all downstairs rooms, and the oak flooring throughout.



Bedroom 4/Home Office

4.22m max x 4.25m max (13'10" x 13'11")

Large double storage cupboard, set in disused Inglenook fireplace. Oak flooring. Two windows to front aspect and an additional window to side aspect.

1st Floor Landing

Doors through to all rooms. Part oak, part carpet flooring, exposed brick and beams.

Bedroom 1

4.61m max x 5.39m max (15'1" x 17'8")

A well proportioned room. Window to side aspect.





Bedroom 2

4.61m max x 5.8m max (15'1" x 19'0")

Potential space for large storage cupboard, or en-suite, to be fitted should you wish. Window to front aspect with views over one of the village greens.

Bedroom 3

4.66m max x 4.66m max (15'3" x 15'3")

Window to side aspect.

Bathroom

2.96m max x 4.07m max (9'8" x 13'4")

A spacious family bathroom with three piece suite comprising of W/C, freestanding oval bath tub with centre tap which benefits from shower attachment, and wash basin set on vanity storage cupboard. Heated towel rail and part wood panelled wall. Exposed brick and timbers. Oak floor and access to loft space. Window to front aspect.



External

Garage

5.54m x 5.6m (18'2" x 18'4")

The garage is of timber construction on a concrete base. Wooden double doors to front, and personal door and window to the side. To the rear of the garage is an attached store room, measuring 2.63m x 2.4m, which has window to side aspect and additional loft storage space

Workshop

5.31m x 2.78m (17'5" x 9'1")

Double doors to the front, with window and personal door to the side.

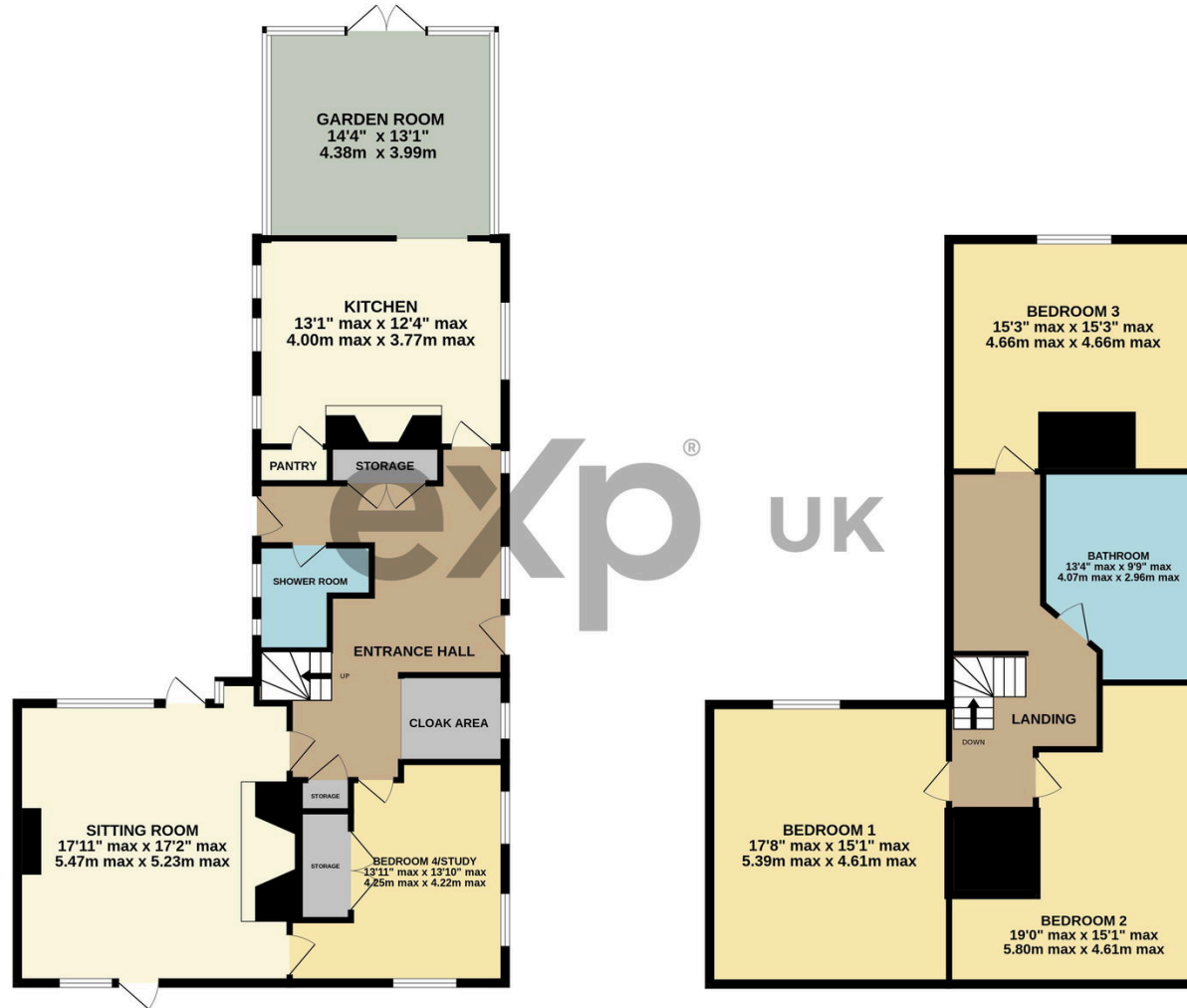


Outside

The gardens are of good size, and offer different functions to the current owners. To the front of the property, off of a quiet lane is an in/out shingle driveway, with further parking on an additional driveway to the side of the property which leads to the garage, providing plentiful space for vehicles. To the side of the property is the workshop and garage, and this area of garden is utilised for vegetable growing, with large raised beds, providing plenty of scope to grow your own produce. Within this area are also mature fruit trees, greenhouse, and log store, plus a patio area and mature shrub and flower borders. To the other side of the property which also wraps around to the rear, is a superb flower garden, with many types of plants in borders and curved beds, with lawn and path between, creating a stunning show of colour during different times of the year. The garden is enclosed by both fencing and hedging and provides peace and tranquillity on the blocked paved patio, ideal for entertaining and off of the garden room.

GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.

1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2092 sq.ft. (194.3 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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