



Bury Road, Wickhambrook

Offers Over £290,000

LEE WILKINSON

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Bury Road, Wickhambrook

Lee Wilkinson Estate Agents, are pleased to offer for sale this three bedroom semi detached property, with a great plot, on the edge of the well served village of Wickhambrook. In our opinion, this property offers great space both internally and externally, with a superb rear garden, plenty of off road parking and three well proportioned bedrooms, great for families, first time buyers or investors. The Sitting room and Kitchen diner are both good sizes, as well as having a utility room and downstairs cloakroom. Wickhambrook offers good village facilities including village stores, Primary school, Doctors surgery, and excellent public house. The local towns of Clare, Bury St Edmunds, Haverhill and Newmarket offer a more extensive range of shopping and leisure facilities, with all being easy to reach. The City of Cambridge lies slightly further afield but also within easy commuting distance.

Property Ref; LW0712





Kitchen/Diner

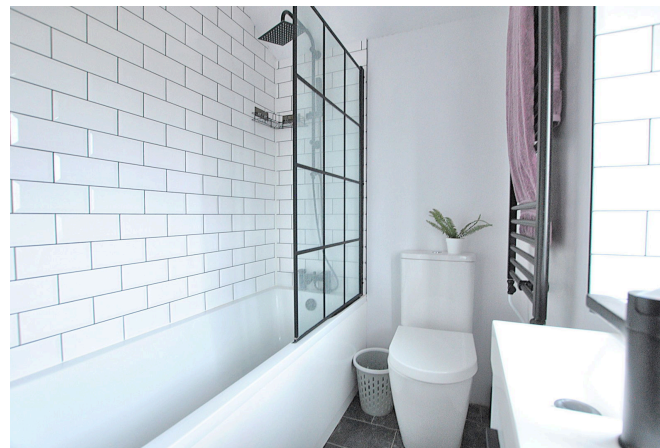
4.96m max x 3.68m max (16'3" x 12'0")

Fitted with a range of modern shaker style wall and base units with wood effect work surface over and 1½ bowl stainless steel sink and drainer inset with flexi mixer shower tap over. Integral dishwasher. Eye level double oven, separate four ring hob with extractor over. Part tiled walls and wooden flooring. Large under stairs cupboard, providing plenty of additional storage space. Large window to front aspect with additional smaller window to side aspect. Built in breakfast bar as well as space for large family table and chairs. The property benefits from additional space within a Utility Room located to the rear of the kitchen.

Sitting Room

4.95m max x 3.34m max (16'2" x 10'11")

Fireplace, with wood burning stove and set on a stone hearth. Fitted with a good range of alcove storage cupboards to either side of the fireplace. Wood effect flooring. Large window to front aspect and glazed door leading onto the rear gardens patio area.



1st Floor - Bedroom 1

3.32m x 2.73m (10'10" x 8'11")

Large built in wardrobe, with bi-fold door. Window to front aspect, with great views over fields.

Bedroom 2

3.33m max x 3.42m max (10'11" x 11'2")

Access to loft space. Window to front aspect and wood effect flooring.

Bedroom 3

2.62m x 2.41m (8'7" x 7'10")

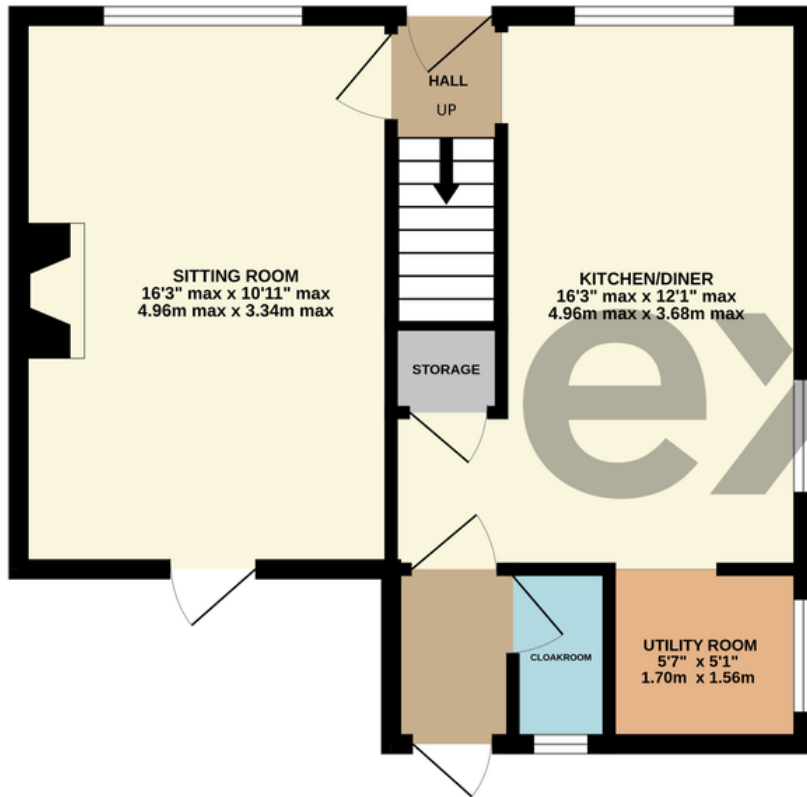
A well proportioned third room, with wood effect flooring and window to rear aspect, with views over the garden and fields beyond.

Outside

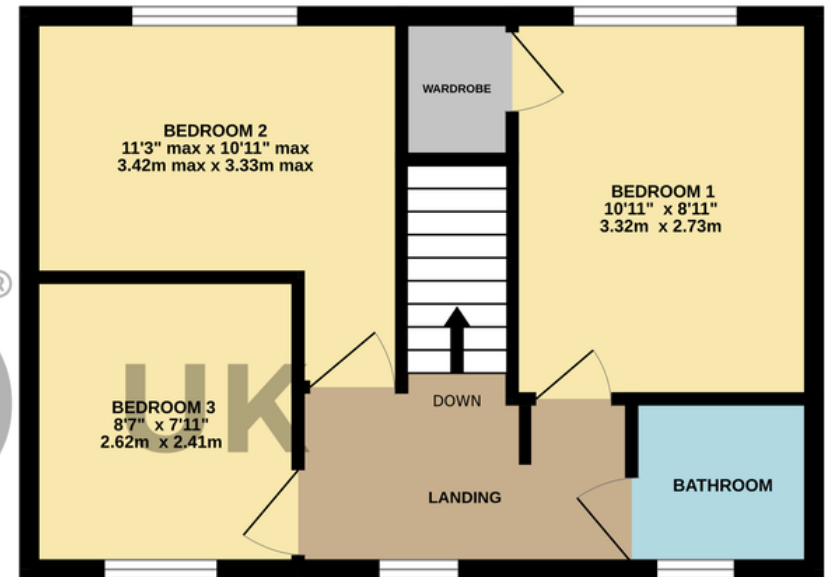
To the front of the property is hardstanding driveway parking for multiple vehicles, with access to the side of the property through a wooden gate. The rear garden is a lovely space and measures approximately 200ft long. Brick built cupboard housing the boiler, as well as a separate, double door, wooden storage shed. Adjoining the property is a paved patio area providing a great space for entertaining and outdoor dining. Beyond this is an area currently laid to woodchip and used as a child's play area. Two steps leading up to the remaining garden space which is laid to lawn, but has a concrete base ready for a summerhouse or greenhouse etc. Fields to the rear of the garden providing a pleasant outlook. Enclosed by fencing.



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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