



Old School Road, Whepstead

Guide Price £425,000

LEE WILKINSON

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## Old School Road, Whepstead

Lee Wilkinson Estate Agents are please to offer to the market, this well presented three bedroom detached bungalow, in the superb village of Whepstead. If you are looking for a quiet, peaceful property, this could be for you, although this family home could also offer substantial opportunity to enlarge and improve further (stpp). Set well back on the plot, behind a good sized front garden, with views over farmland. Lovely walks and a great village public house are close by. Extensive amenities are provided in the nearby towns of Bury St Edmunds, Clare and Sudbury, and if you intend to commute from Whepstead, both Cambridge and Saffron Walden are easily reached by car.

Property Ref; LW0712







## Sitting/Dining Room

6.41m max x 4.85m max (21'0" x 15'10")

A well proportioned bright and airy room. Wood burning stove inset into fireplace on stone hearth. The sitting room space in this room has large windows to both the side and front aspects, with the one to the front having particularly pleasant views over the garden and fields beyond. The dining room area, is plenty big enough for a large family table and has sliding doors into;

## Kitchen

2.85m max x 2.86m max (9'4" x 9'4")

Fitted with a range of both wall and base units, with solid wood worksurface over and 1½ bowl acrylic sink and drainer with mixer tap over. Space for freestanding cooker with extractor over, as well as fridge/freezer. Space and plumbing for both washing machine and dishwasher. Tiled floor and part tiled walls. Window to rear aspect overlooking the garden.



## Bedroom 1

3.13m x 3.8m (10'3" x 12'5")

Fitted with a range of wardrobes. Window to front aspect benefitting from great countryside views.







## Bedroom 2

2.65m x 3.8m (8'8" x 12'5")

Window to rear aspect.

## Bedroom 3

2.21m x 1.95m (7'3" x 6'4")

Currently utilised as a home office, with window to front aspect.

## Outside

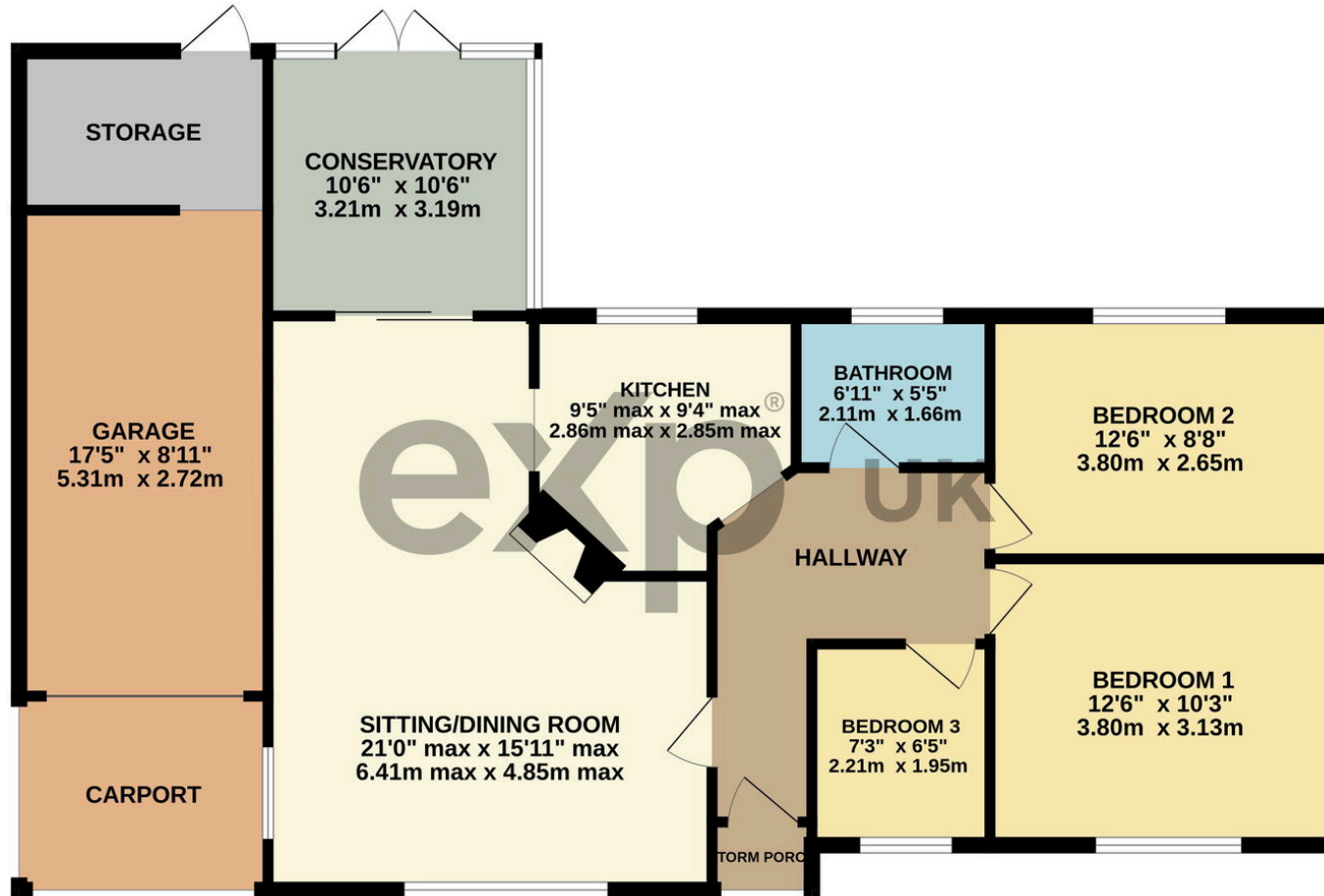
The property is set back nicely behind a good sized front garden, which is mainly laid to lawn, with shingle driveway providing parking for numerous vehicles, including a covered space in front of the garage. Access through to the rear garden is via a wooden gate to the side of the property. The rear garden offers a great deal of privacy, and is mainly laid to well maintained lawn, with a block paved patio adjoining the property. The garden is bordered by brick wall, hedging and wooden fencing, and makes the most of the sunny aspect.

Please see full listing for complete set of room details.





GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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