



Boyden Close, Wickhambrook, Newmarket

Sheridans



Boyden Close, Wickhambrook, Newmarket CB8 8XU

Guide Price £295,000

An immaculately presented three bedroom semi detached house, which has been refurbished to a high standard, providing spacious accommodation and situated within a highly regarded village location.

The accommodation currently in brief comprises an entrance hall with stairs off to first floor and leading to the spacious open plan sitting/dining room which is light and airy, featuring sliding patio doors that open to the garden. The kitchen is fitted with an excellent range of units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by eye level double oven, ceramic hob and microwave oven. There is a useful utility area with door to front and rear garden and wall mounted oil fired boiler which is new and under warranty.

On the first floor, a landing leads to the three comfortable bedrooms. The contemporary family bathroom has P shaped bath with shower over and vanity basin with ample storage under and completes the first floor accommodation.

Outside

Pedestrian access to front with pathway flanked by lawned area with planted borders. The fully enclosed rear garden is mainly laid to lawn with blocked paved

patio and gate giving access to the off road parking. Single garage with up and over door and electric/power. Oil tank.

Location

Wickhambrook is conveniently located about 9 miles to the south west of the historic cathedral town of Bury St Edmunds and a similar distance from Newmarket, renowned for its connections with the horseracing industry. Both towns afford an excellent range of facilities with the A14 dual carriageway being accessed from either which thus provides fast road links to Cambridge, the Midlands and London via the M11. Local village facilities include public house, church, primary school, doctors surgery and post office/general stores.

Directions

From Bury St Edmunds travel south west on the A143 through Horringer and Chedburgh whereupon approaching Wickhambrook continue then turn right onto Nunnery Green then turn right onto Boyden Close.

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Services

Mains electricity, drainage and water. Heating -Oil fired radiator central heating.

Council Tax: West Suffolk Band: tbc

- Three bedroom house
- Refurbished to high standard
- Garage & off road parking
- Garden to front and back
- New oil fired boiler
- Immaculately presented
- Quiet cul-de-sac location
- Utility room
- UPVC double glazing

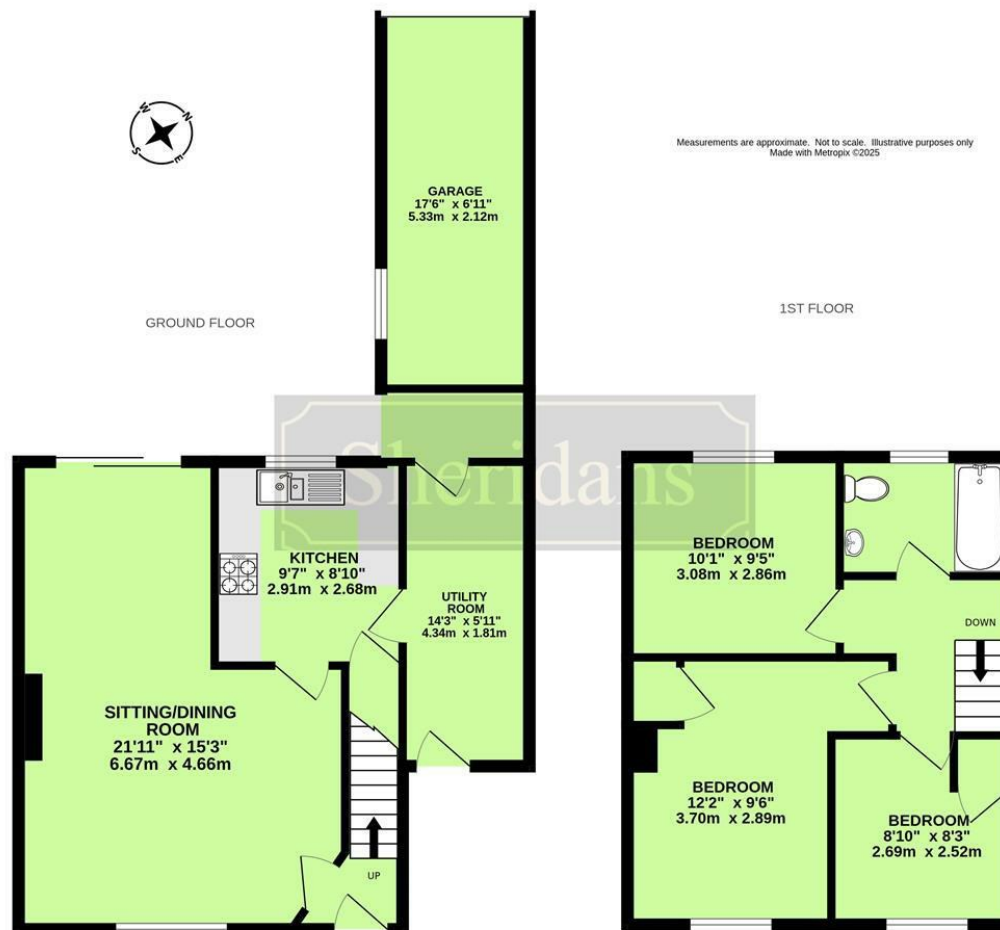
Broadband speed: tbc

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

Agents Note: the vendor has updated the property and the works could improve the current EPC rating; new condensing boiler, new unvented hot water cylinder, LED lights throughout and 100mm loft insulation in the loft.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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