



3 Chapel Row
Meeting Green, Wickhambrook, Suffolk

**DAVID
BURR**

3 Chapel Row, Meeting Green, Wickhambrook, Newmarket, Suffolk CB8 8XS

Wickhambrook is a lovely rural village with a vibrant community served by a Public House, shop, school, surgery and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 11 miles, in turn providing access to the A14 trunk road to London via the M11. Newmarket (home to British Horseracing) is approximately 7 miles, Cambridge 20 miles and Stansted Airport is approximately 40 minutes.

This substantial detached property forms part of a select development of just four individual properties. The property is finished to an exceptional standard offering light and spacious living accommodation with underfloor heating the ground floor, ample parking, a single garage and landscaped gardens.

An individual detached modern property in a sought-after village location.

Entrance into:

ENTRANCE HALL With oak flooring and stairs to first floor.

SITTING ROOM A bright and spacious room featuring a brick fireplace with wood burning stove inset upon a brick hearth, under stair storage cupboard and French doors leading out.

KITCHEN/BREAKFAST ROOM Forming the hub of the home this stylishly fitted kitchen features a range of wall and base units set under solid wood worktops with a 1½ bowl sink and drainer inset. Integrated appliances include an electric oven and hob, dishwasher, washing machine, water softener and space for a fridge freezer. Tiled flooring leads to the spacious **Breakfast Area** with breakfast bar, space for a dining table and chairs and French doors leading outside.

BEDROOM 4/STUDY A practical room also offering an optional 4th bedroom (subject to suitable inspection of the boiler) with outlook to front.

CLOAKROOM With oak flooring, WC and pedestal sink.

First Floor

LANDING A spacious area with Velux window to front aspect, airing cupboard and doors to:

MASTER BEDROOM A bright double room with a built in double

wardrobe and door to the **En-Suite** comprising a tiled shower cubicle, WC, pedestal sink, heated towel rail, Velux window and extensively tiled walls and floor.

BEDROOM 2 A spacious double room with 2 fitted double wardrobes and window to front aspect.

BEDROOM 3 Another spacious double wardrobe and outlook to the rear.

BATHROOM Fitted with a panelled bath with shower over, WC, pedestal sink, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via a brick paved driveway leading to the **SINGLE GARAGE** with light and power connected and further parking available. The rear garden can be accessed via gates to either side of the property and is beautifully landscaped with a manicured lawn surrounded by well stocked beds and borders and a decked dining terrace. Door into Garage.

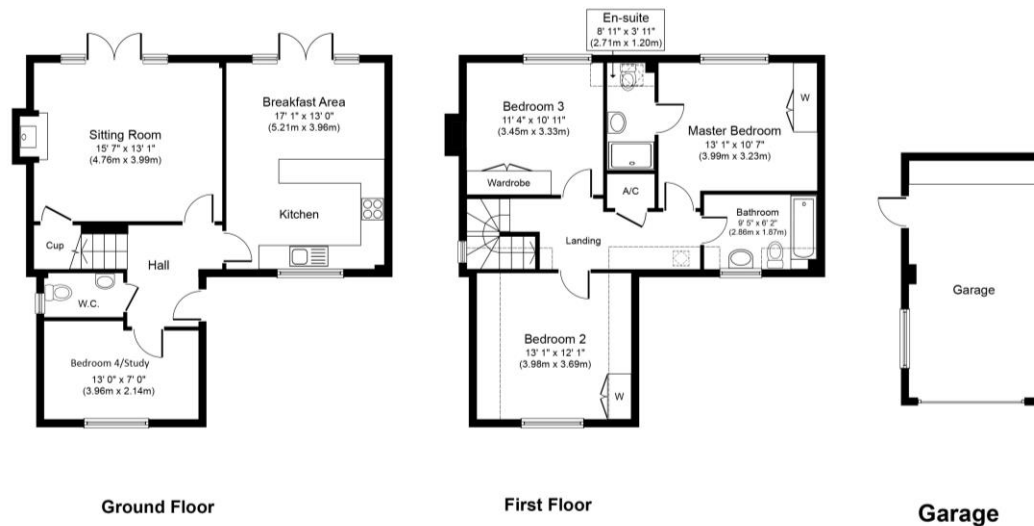
EPC Rating: C.

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SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council. Council Tax Band: E. £2,745 per annum.

VIEWING Strictly by prior appointment only through DAVID BURR.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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