



High Street
, Suffolk CB8 9TJ
Guide Price £775,000

High Street, Suffolk CB8 9TJ

A superb detached family home nestling within this highly regarded and sought after village and enjoying some delightful mature gardens.

The impressive accommodation includes spacious entrance hall, living room with open fireplace, dining room, study, kitchen/breakfast room, utility room, conservatory, four bedrooms (master with ensuite shower room and walk-in wardrobe) and a family bathroom.

Externally the property offers extensive driveway, double garage and fully enclosed gardens providing a fabulous addition to this lovely family home.

EPC D
Council Tax G (East Cambs)

Accommodation Details:

Double glazed front entrance door leading through to the:

Hallway

Laid Kardean wood effect vinyl flooring, staircase rising to the first floor with storage cupboard under, radiator and door through to the:

Living Room 19'9" x 13'3" (6.04 x 4.06)

Spacious living room with featured bricked fireplace, TV connection point, radiator, window to the front aspect and double doors through to the:

Conservatory 13'3" x 12'7" (4.06 x 3.86)

Double glazed windows surrounding, tiled flooring, and French style doors out to the rear garden.

Kitchen 12'11" x 12'6" (3.95 x 3.82)

Modern fitted kitchen with a range of eye and base level storage units and working surfaces over, inset sink and drainer with mixer tap, integrated appliances including eye level double oven, NEFF microwave, ceramic hob, dishwasher and space for American style fridge/freezer. Kitchen island with pendant lighting, laid wooden effect vinyl flooring, vertical radiator and opening through to the:

Dining Room 12'11" x 10'5" (3.95 x 3.20)

Laid Kardean wood effect vinyl flooring, wall lighting, radiator and window to the front aspect.

Breakfast Room 8'11" x 8'3" (2.72 x 2.52)

Laid wooden effect vinyl flooring and radiator.

Utility 8'11" x 8'10" (2.72 x 2.70)

Fitted base and full length storage cupboards, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, space and plumbing for a tumble dryer, laid wooden effect vinyl flooring, window and external door to the rear aspect and door through to the garage.

Cloakroom

Low level WC, wash basin and window to the side aspect.

Snug/Study 13'0" x 8'11" (3.97 x 2.74)

With radiator and window to the rear aspect.

First Floor Landing

Access to airing cupboard, storage cupboard, window to the front aspect and doors leading through to the bedrooms and bathroom.

Bedroom 1 14'7" x 12'11" (4.45 x 3.96)

Double bedroom with radiator, window to the rear aspect and doors through to the ensuite and wardrobe room.

Ensuite

Three piece bathroom suite comprising of a low level WC, wash basin with vanity drawers under, enclosed shower cubicle, part tiled walls, radiator and obscured window to the rear aspect.

Wardrobe Room 8'9" x 4'7" (2.67 x 1.41)

With radiator.

Bedroom 2 13'3" x 10'4" (4.06 x 3.16)

Double bedroom with radiator and window to the front aspect.

Bedroom 3 9'11" x 9'0" (3.03 x 2.75)

With radiator and window to the rear aspect.

Bedroom 4 8'9" x 7'11" (2.67 x 2.42)

With radiator and window to the front aspect.

Bathroom

Luxury fitted suite comprising a concealed WC, wash basin with vanity cupboards under, P-shaped bath with wall mounted shower, tiled walls and flooring, heated towel rail and obscured window to the rear aspect.

Outside - Front

Paved driveway leading up to the double garage, laid to lawn frontage, mature shrubbery and side pedestrian gate.

Double Garage 17'11" x 17'11" (5.48 x 5.48)

With metal up and over door, power and lighting.

Outside - Rear

Beautifully established rear garden thriving with a variety of mature trees, shrubs and flowers, paved patio seating area with pathway leading to rear access of the garage and featured ornamental fishpond.

Property Information:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - G (East Cambs)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Metre - 174 SQM

Parking – Off road & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps

download, 220Mbps upload

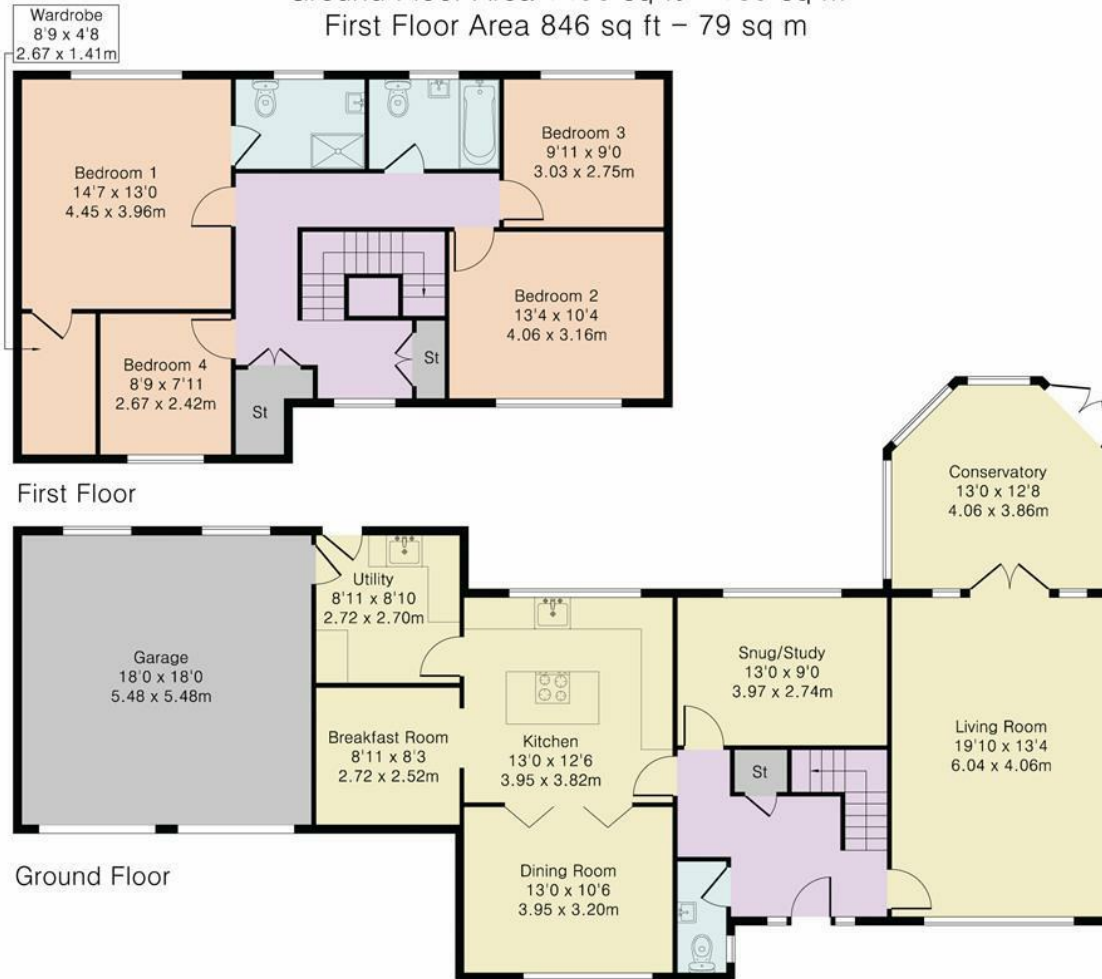
Mobile Signal/Coverage – Limited

Rights of Way, Easements, Covenants – None that the vendor is aware of

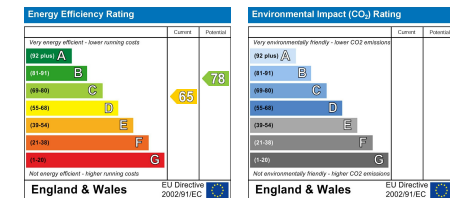
Approximate Gross Internal Area 2342 sq ft – 218 sq m

Ground Floor Area 1496 sq ft – 139 sq m

First Floor Area 846 sq ft – 79 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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