



**1 Victoria Cottages,
Wickhambrook, Suffolk**

**DAVID
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1 Victoria Cottages, Cemetery Road, Wickhambrook, CB8 8YE

Wickhambrook is a charming and well-connected rural village with a strong sense of community. The village offers a range of amenities including a popular primary school, local shop, traditional pub, doctors' surgery, and parish church. Conveniently located just off the A143, it provides easy access to Bury St Edmunds (approx. 9 miles) and Newmarket (approx. 7 miles), both offering onward links to the A14 and M11 for travel to London and beyond.

A charming two-bedroom Victorian cottage located in a highly sought-after and popular village. Measuring approximately 1,000 sq. ft, the property offers light and spacious living accommodation throughout and has been significantly improved by the current vendors. Further benefits include a substantial detached outbuilding, off-road parking, and a generously sized, mature rear garden that is privately enclosed. Also, with the added benefit of no onward chain.

A beautifully improved Victorian cottage offering 1,000 sq. ft of stylish living, a substantial outbuilding, and a generous private garden.

Ground Floor

ENTRANCE PORCH With a window to the side aspect and a door leading through to:

SITTING ROOM A generous and inviting space featuring an open fireplace and dual-aspect windows to the front and side, allowing plenty of natural light.

DINING ROOM Bright and spacious, with windows to the rear and side aspects, this room also features a charming Victorian fireplace. There is a useful understairs WC with hand wash basin, adding convenience to the space.

KITCHEN Fitted with a range of wall and base units topped with work surfaces, incorporating a sink with mixer tap. Includes an integrated double oven and four-ring hob, with additional space for water appliances. Window to side aspect and door providing access to the garden.

UTILITY ROOM Offering additional storage with worktops over, inset sink and drainer, and ample space for water appliances and also housing the fridge/freezer.

STUDY Ideal for home working, with a side window and a Velux roof window providing excellent natural light.

First Floor

LANDING Provides access to the first-floor rooms, with a rear-facing window and a built-in storage cupboard.

BEDROOM 1 A spacious double bedroom with a built-in wardrobe and a front-facing window enjoying far reaching countryside views.

BEDROOM 2 A further well-proportioned double bedroom with a window overlooking the rear garden.

BATHROOM Suite comprising wash hand basin, panelled bath with shower over and a separate room with WC and wash hand basin. An airing cupboard and window to side aspect.

Outside

The property is approached via a private driveway offering ample off-street parking and leading to a substantial outbuilding. An electric vehicle charging point is conveniently located at the front of the property. The generous rear garden, which also wraps around the house, is mainly laid to lawn and beautifully bordered with a variety of mature trees and shrubs, creating a peaceful and secluded setting.

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Material Information

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND B. (£1,747.20 per annum)

EPC TBC.

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick construction under tiled roof.

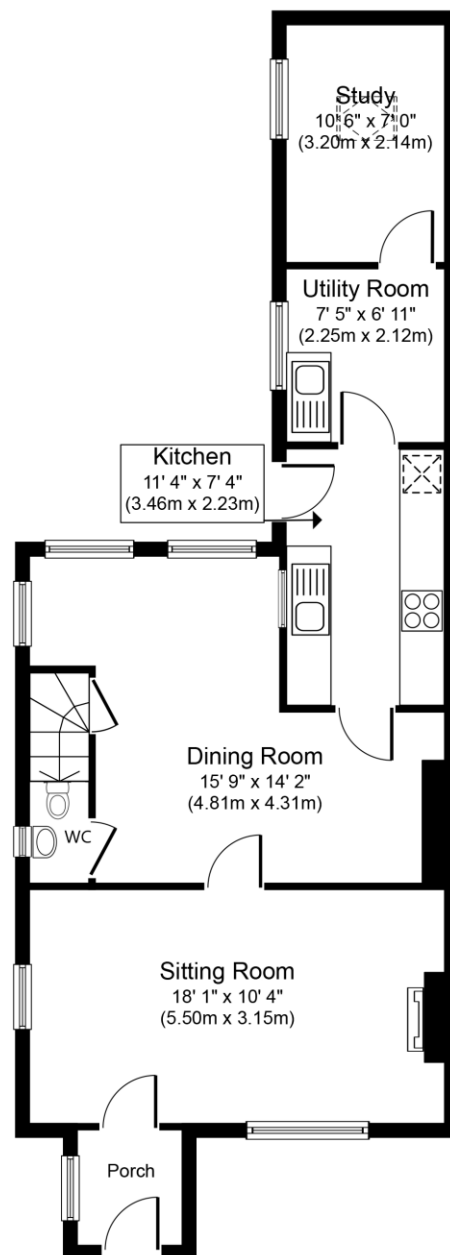
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS extent.mandates.together

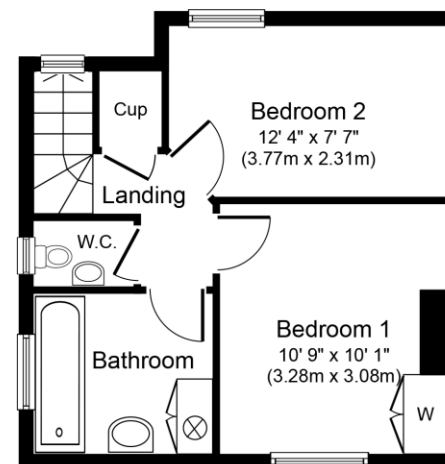
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
657 sq. ft.
(61.0 sq. m.)



First Floor
Approximate Floor Area
334 sq. ft.
(31.0 sq. m.)

