



Anne Sucklings Lane, Little Wratting, CB9 7TA

CHEFFINS

Anne Sucklings Lane

Little Wratting, Little Wratting,
CB9 7TA

- Stunning Period Property
- Grade II Listed
- Four Bedrooms
- Re-Fitted Bathroom Suite
- Generous Plot & Gardens
- Double Cartlodge & Workshop
- Double Garage
- Planning Permission For Ground Floor Extension
- Freehold

An impressive Grade II Listed dwelling benefiting from many fine features including four bedrooms, re-fitted bathroom suite and many period features. The property enjoys generous gardens with substantial paved patio, double cart lodge with workshop and additional double garage.

4 2 2

Guide Price £695,000





LOCATION

Haverhill is a thriving and popular market town and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Currently facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, snooker and ten-pin-bowling clubs, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a recent town centre multiplex cinema complex with associated eateries.

GROUND FLOOR

Kitchen - Fitted with a matching range of base and eye level units, range oven, plumbing for washing machine, dual aspect windows, door to front.

Dining Area - French double doors to garden, radiator, fireplace with woodburning stove.

Sitting Room - French double doors to garden, radiator, dual aspect windows, fireplace with wood burning stove.

Study - Window, radiator door to:

Bathroom - Re-fitted with a three piece suite comprising Roll top bath, pedestal wash hand basin, low level WC, heated towel rail, obscure window.

FIRST FLOOR

Bedroom - Window to rear, radiator

Bedroom - Window to rear, radiator

Bedroom - Window to rear, radiator

Bedroom - Window to rear, radiator

Shower Room - Re-fitted with a three piece suite

comprising Shower enclosure, vanity wash hand basin, low level WC, heated towel rail, obscure window.

Outside - The property has a substantial driveway providing ample parking for several vehicles. Adjacent to the property is beautiful Oak framed cart lodge with a workshop attached. There is an additional double garage with electric up and over door power and lighting connected.

To the rear of the property is a substantial patio area providing an area for seating and entertaining with steps leading down to the remainder of the garden which is predominantly laid to lawn. The garden is stocked with an array of mature shrubs, plants and trees throughout.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. We have been made aware by the owner that Land Registry is currently being updated. There were restrictive covenants on part of the land which is no longer part of this title.

PLANNING PERMISSION - The current vendor has submitted a planning application (DC/24/0921/LB) for the erection of a single storey extension which will comprise of a Dining Room, Kitchen/Breakfast Room and Utility Room. This application is currently

approved, the West Suffolk Planning Portal is waiting to be updated.

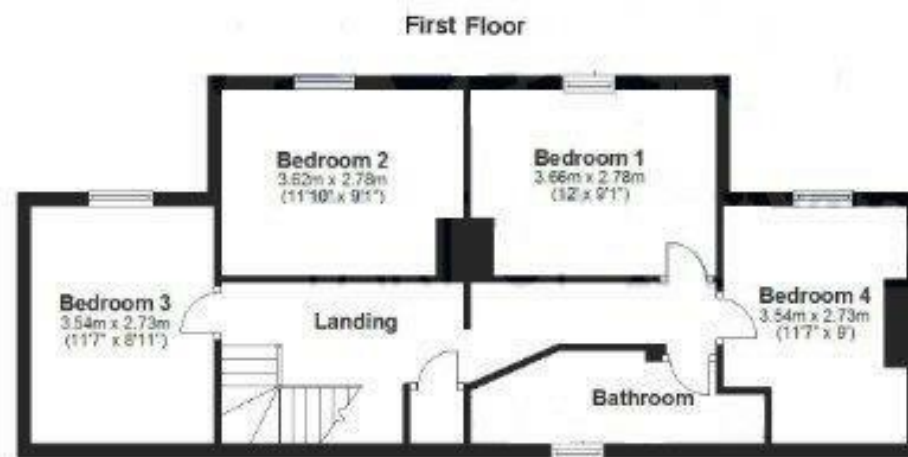
VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Approx. gross internal floor
area 121 sqm (1300 sqft)

Guide Price £695,000

Tenure - Freehold

Council Tax Band - F

Local Authority - West Suffolk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.