



Meeting Green, Wickhambrook, CB8 8XS

CHEFFINS

Meeting Green

Wickhambrook,
CB8 8XS

- Modern Detached House
- 4 Double Bedrooms - 1 Ensuite
- Kitchen/Breakfast Room
- 2 Reception Rooms
- Enclosed Rear Garden
- Garage & Driveway
- NO CHAIN

Chapel Row is an exclusive development of 4 homes situated in a quiet, village location close to amenities. The property is offered with NO CHAIN and benefits from 2 reception rooms, a kitchen/breakfast room overlooking the garden, utility room and 4 double bedrooms with 1 ensuite. Outside is an enclosed South East facing garden, a driveway and garage. Viewing Recommended.

4 2 2

Guide Price £565,000





LOCATION

WICKHAMBROOK is a sought after village set amidst rolling countryside approximately 9 miles south east of Newmarket, 10 miles south west of Bury St Edmunds & 22 miles east of Cambridge. Amenities include a service station, general store, public house and primary school.

ENTRANCE HALL

with an entrance door, window to the side aspect, solid wood flooring, stairs to the first floor, under floor heating, inset spotlights, understairs storage cupboard.

CLOAKROOM

with a low level WC, vanity wash hand basin, under floor heating, extractor fan, oak veneer door, window to the side aspect.

STUDY

with solid wood flooring with under floor heating, oak veneer door, window to the front aspect.

LIVING ROOM

A dual aspect room with solid wood flooring with under floor heating, red brick fireplace with a multi-fuel stove, oak veneer door with glazed panel, French doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units with granite work surfaces over, 1.5 bowl inset sink with mixer tap, integral appliances including a double electric oven with 4 ring induction hob and extractor hood over, built-in fridge/freezer and dishwasher and built-in bins, tiled flooring with under floor heating, inset spotlights.

UTILITY ROOM

with a range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, oil fired boiler, tiled flooring with under floor heating, door to the side aspect.

FIRST FLOOR**GALLERIED LANDING**

with 2 Velux windows, radiator, airing cupboard housing the hot water cylinder with oak veneer door.

BEDROOM 1

with 2 built-in wardrobes, radiator, oak veneer door, window to the front aspect.

ENSUITE SHOWER ROOM

with a suite comprising a vanity wash hand basin, low level WC, shower cubicle, heated chrome towel rail, oak veneer door, tiled walls and flooring, Velux window and inset spotlights.

BEDROOM 2

A double room with built-in wardrobes, radiator, window to the rear aspect.

BEDROOM 3

A double room with built-in wardrobes, radiator, window to the rear aspect.

BEDROOM 4

A double room with built-in wardrobes, radiator, window to the front aspect.

BATHROOM

with a 4 piece suite comprising a vanity wash hand basin, low level WC, side panel bath, shower cubicle, tiled walls and flooring, heated chrome towel rail, inset spotlights, window to the side aspect.

OUTSIDE

The rear garden is enclosed by timber fencing with gated rear access to both sides. The garden is South Easterly facing and is beautifully landscaped and mainly laid to Astro turf with a large Indian sandstone patio seating area with pergola over, a centre statue with circular Indian sandstone patio, oil tank, flower and shrub borders.

To the front of the property is a block paved driveway with space for 3 cars and a shingled flower bed with 2 small trees.

GARAGE

with an up and over door, power and light, window to the side aspect.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £565,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – West Suffolk



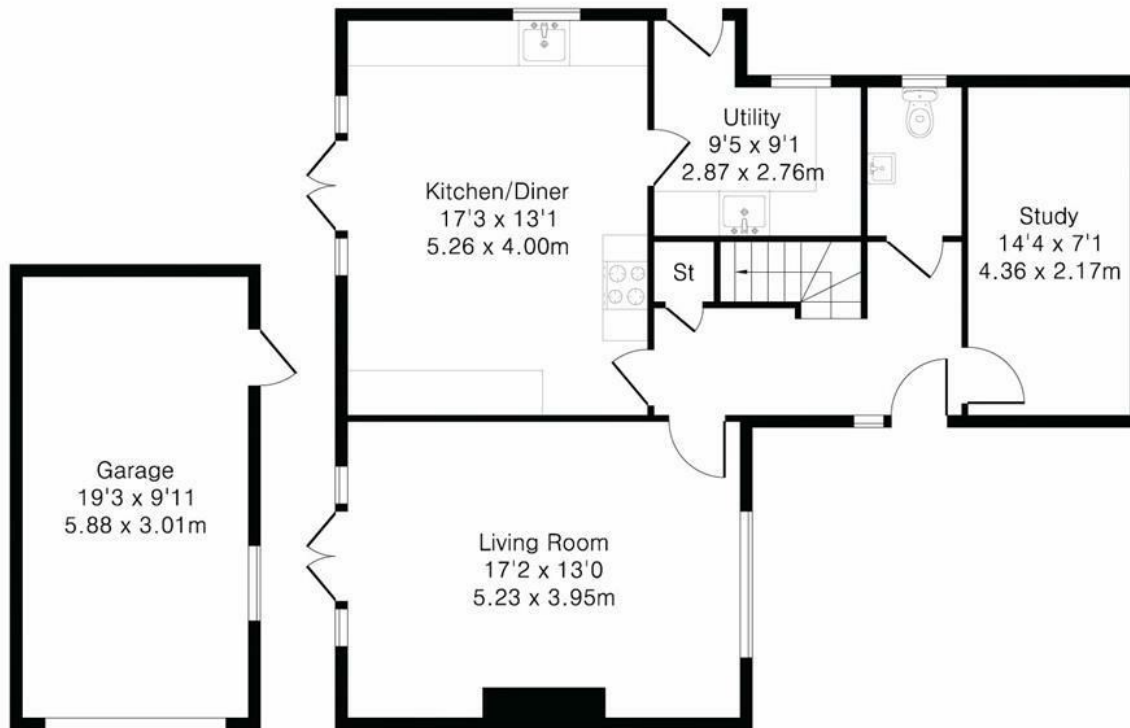


Approximate Gross Internal Area 1534 sq ft - 142 sq m

Ground Floor Area 767 sq ft – 71 sq m

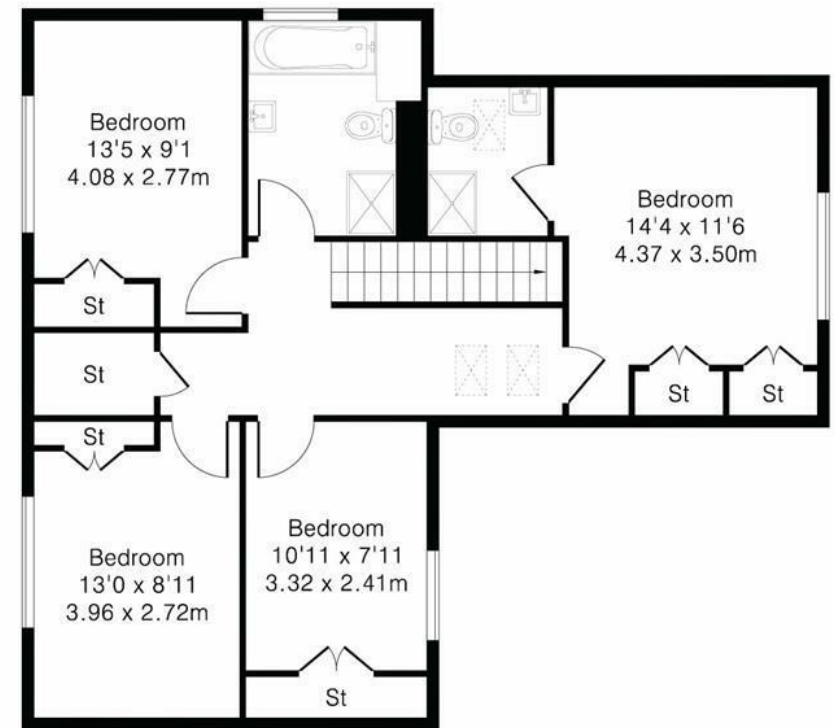
First Floor Area 767 sq ft – 71 sq m

Garage Area 191 sq ft – 18 sq m



Garage

Ground Floor



First Floor



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.





Agents Note: Stamp Duty thresholds have and are changing imminently.
Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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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.

