



Malting End, Wickhambrook, CB8 8QA

**CHEFFINS**



## Malting End

Wickhambrook,  
CB8 8QA

- 5 Bedroom Detached Bungalow
- Multiple Reception Rooms
- 2 Double Garages
- Double Glazing
- Oil Fired Central Heating
- Large Gardens
- Rural Location

This spacious five bedroom bungalow needs to be seen to be fully appreciated. Set in large gardens, the property has around 3,800 sq ft of living space that includes a lounge, dining room, kitchen and utility room, sun room, study, five bedrooms (3 with ensembles) and a family bathroom. Outside the gardens are well stocked with various shrubs and trees and has several outbuildings. The property also benefits from two large double garages and off road parking for multiple vehicles.

5 4 3

**Guide Price £850,000**





## 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**

Entrance door, ceramic tiled flooring and double glazed windows to various aspects.

**KITCHEN**

Fitted with a range of base and wall units with work surface over, stainless steel sink and drainer with mixer tap, integrated ceramic hob and two integrated ovens, integrated dishwasher, fridge and freezer, central island and built-in dresser. Wooden laminate flooring and double glazed windows to the front and side aspects.

**DINING ROOM**

Two double glazed windows to the side aspect and ceramic tiled flooring.

**REAR HALLWAY**

Ceramic tiled flooring, access to the loft space and door to rear garden.

**CLOAKROOM**

Comprising low level WC, wash basin with storage cupboard below, fully tiled.

**UTILITY ROOM**

Fitted with a range of base and wall units with work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer. Vinyl flooring and double glazed window to the side aspect.

**SITTING ROOM**

Two double glazed windows to the rear aspect and wood burning stove.

**SUN ROOM**

Bi-folding doors opening to the patio, double glazed window to the rear aspect and vinyl flooring.

**MASTER BEDROOM**

Two double glazed windows to the rear aspect, patio doors opening to the garden, triple built-in wardrobes and bedroom furniture.

**EN SUITE**

Comprising twin wash basins with storage cupboard below, large walk-in shower enclosure with drench shower head, low level WC, heated towel rail. Double glazed window to the rear aspect.

**BEDROOM 2**

Double glazed window to the rear aspect and wooden laminate flooring.

**EN SUITE**

Comprising panelled bath with shower over, pedestal wash basin, low level WC, tiled walls and flooring and double glazed window to the rear aspect.

**BEDROOM 3**

Double glazed window to the rear aspect and wooden laminate flooring.

**EN SUITE**

Comprising low level WC, wash basin with storage cupboard below, shower enclosure, heated towel rail and tiled walls and flooring.

**INNER HALLWAY**

Double glazed window to the front aspect, ceramic tiled flooring, built-in airing cupboard, storage cupboard housing the water softener, access to loft space and door to front entrance hall.

**BEDROOM 4**

Double glazed window to the rear aspect, wooden laminate flooring and built-in wardrobe.

**BEDROOM 5**

Double glazed window to the rear aspect, wooden laminate flooring and built-in wardrobe.

**BEDROOM 6/STUDY**

Double glazed window to the side aspect and built-in storage cupboards and work surface.

**FAMILY BATHROOM**

Comprising wash basin with storage cupboard below, bath with mixer tap, shower enclosure, low level WC and heated towel rail. Double glazed window to the front aspect.

**OUTSIDE**

To the front of the property is a block paved carriage driveway providing off-street parking and access to the garaging, with an area laid to lawn with various flower and shrub borders. A gate leads to a side garden with storage shed, greenhouse and fruit cage, in turn leading to the rear

garden which has a two tier paved patio with water feature, electric point, raised flower and shrub borders. The rest of the garden is predominantly laid to lawn with various flower and shrub borders, fruit trees, garden shed, summer house, further patio areas and a storage shed housing the oil fired boiler.

**DOUBLE GARAGE**

Power and lighting connected and two electric roller doors and double glazed window to the side aspect.

**CART LODGE**

Power and lighting connected.

**DIRECTIONS**

The property is located off Malting End, as you come out of Wickhambrook, take the first turning on the right (after the old post office with the red fencing).

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - G

Property Type - Detached Bungalow

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 3,971 (including double garage)

Parking - Double Garage & Driveway

Heating sources - Oil fired heating and wood burner in the sitting room.

Restrictions, Easements, Covenants - A deed of easement is in place relating to drainage from the neighbours property and a Chancel Repair Liability is in place.

Please note our vendors have advised us that there is asbestos present on the 2 old water tanks located in the loft, we are advised this is the low risk level asbestos.

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

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>.














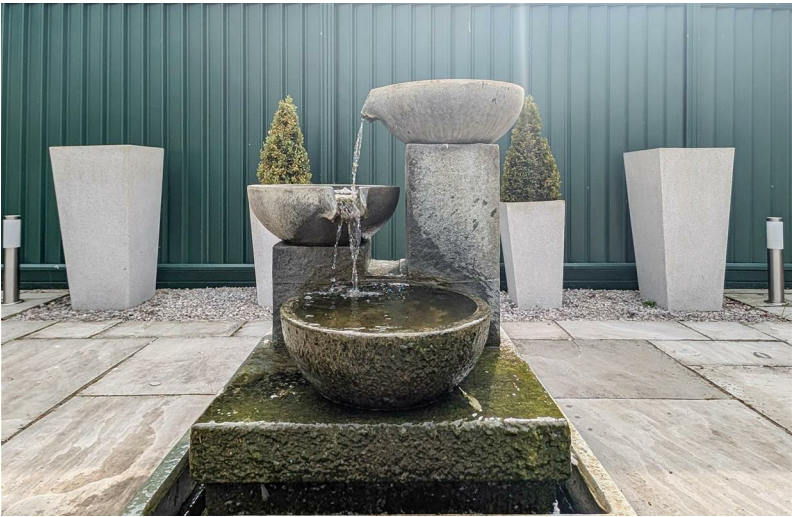






| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            | 70  |
| (55-68) <b>D</b>                            | 45                         |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

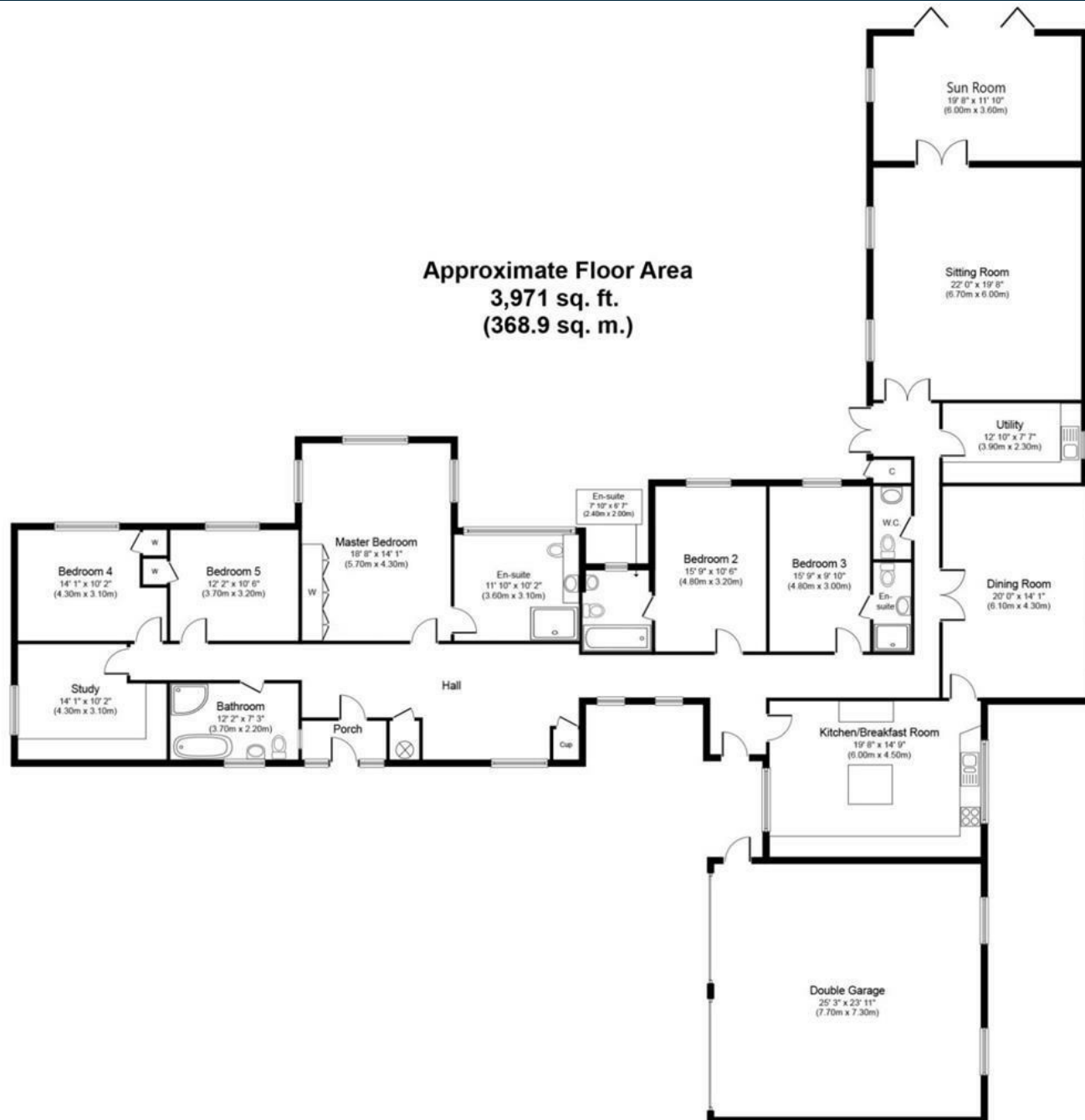
Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - West Suffolk



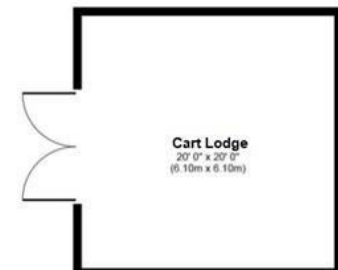








**Cart Lodge**  
**Approximate Floor Area**  
**401 sq. ft.**  
**(37.2 sq. m.)**







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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.