



Giffords Lane, Wickham Brook, CB8 8PQ

**CHEFFINS**

## Giffords Lane

Clopton, Wickhambrook,  
CB8 8PQ

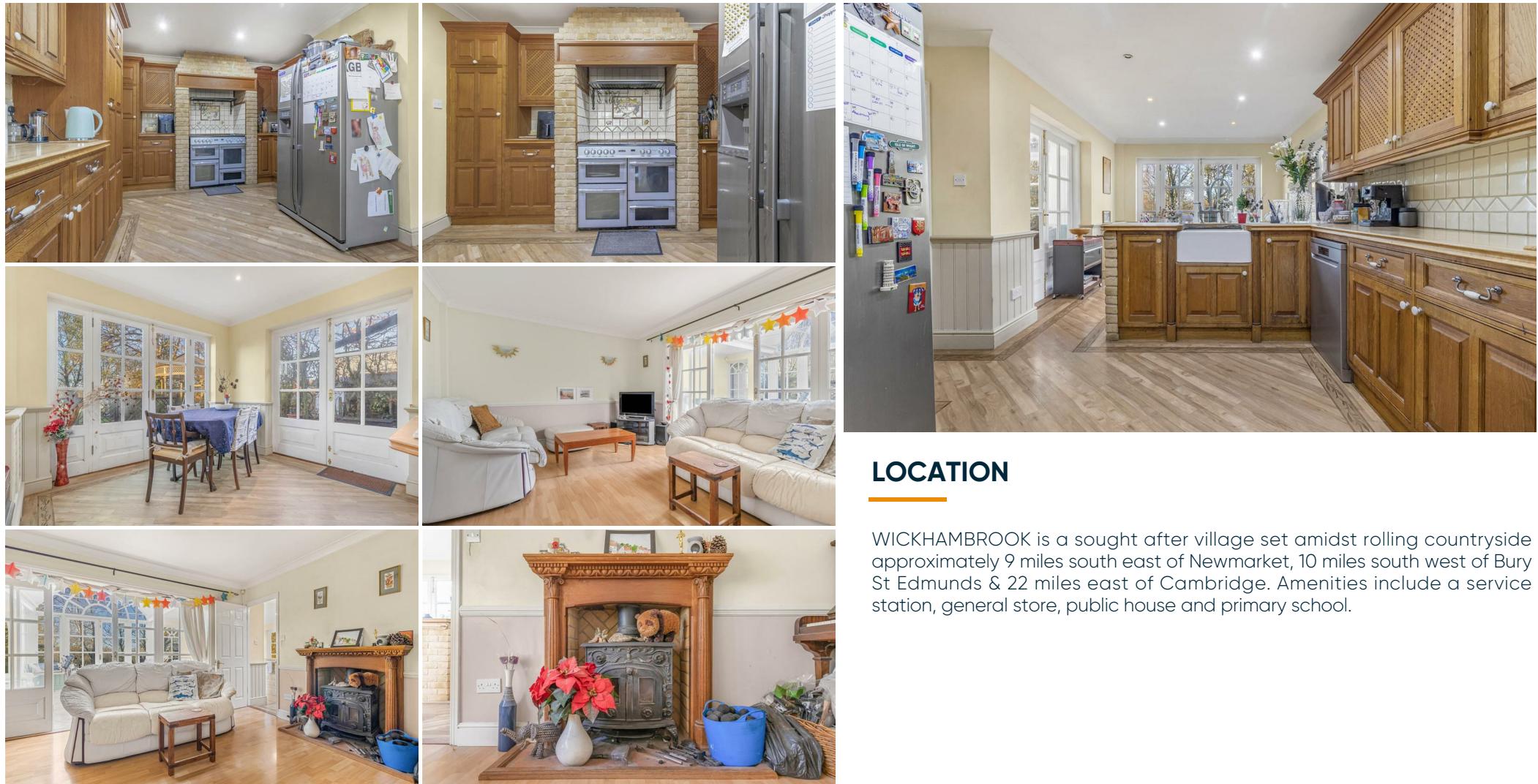
- Detached Bungalow
- 4 Bedrooms - 1 Ensuite
- 3 Reception Rooms plus Study
- Double Garage/Workshop
- Double Cart Lodge
- Enclosed Rear Garden
- Views over adjoining Paddocks

A spacious detached bungalow set in a quiet village location with convenient access to Cambridge, Bury St Edmunds and Newmarket. The property benefits from approx. 2,500 sq ft of accommodation featuring 3 reception rooms plus a study, an open plan kitchen/dining room, 4 bedrooms, an ensuite bathroom and a separate shower room. Outside there is an integral double garage/workshop, a double cart lodge and an enclosed rear garden enjoying views over adjoining Paddocks. Viewing Essential.

 4  2  4

**Guide Price £550,000**





## LOCATION

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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 PORCH**

with a double glazed entrance door with glazed windows on both sides, further double glazed window to the side aspect, solid wood flooring, double doors opening through to the;

**ENTRANCE HALL**

with laminate flooring, radiator.

**LIVING ROOM**

A dual aspect room with windows to the front and side aspects, laminate flooring, radiator, multi-fuel burning stove, inset spotlights.

**DINING/FAMILY ROOM**

with laminate flooring, multi-fuel burning stove, radiator, bi-folding doors opening onto the garden room.

**GARDEN ROOM**

An impressive light and airy room with a vaulted ceiling, 4 velux windows, tiled flooring, 2 radiators, full length double glazed windows to the rear and side aspects, French doors leading out to the garden.

**KITCHEN/BREAKFAST ROOM**

A fantastic open plan room with a range of matching solid wood wall and base units with work surfaces over, space and plumbing for a range of appliances, Belfast style sink, hard wood laminate flooring, space for Range cooker (available by separate negotiation) with a brick built extractor over and tiled splashbacks, double French doors opening into the garden room and 2 further sets of double doors leading out to the garden.

**INNER HALLWAY**

with loft access, built-in storage, integral door into the garage.

**UTILITY ROOM**

with a range of matching wall and base units with space and plumbing for appliances, stainless steel sink, tiled walls, tiled flooring.

**BEDROOM 1**

A great size room with built-in wardrobes, radiator, laminate flooring, velux window and a further double glazed window to the side aspect.

**ENSUITE BATHROOM**

with a low level WC, pedestal wash hand basin, side panel bath, separate shower cubicle, tiled splashbacks, radiator, solid wood flooring, double glazed windows to the side and rear aspects.

**BEDROOM 2**

with built-in wardrobe, laminate flooring, radiator, double glazed window to the front aspect.

**BEDROOM 3**

with a radiator, laminate flooring, double glazed window to the side aspect.

**BEDROOM 4**

with a built-in wardrobe, laminate flooring, double glazed window to the front aspect.

**SHOWER ROOM**

with a low level WC, vanity wash hand

basin, shower cubicle with electric shower, tiled splashbacks, inset spotlights, radiator, double glazed window to the front aspect.

**OUTSIDE**

The property is set in a fantastic plot which offers a wealth of privacy, accessed via a wooden gate with brick pillar walls leading to a shingled driveway providing off-road parking for multiple vehicles. There is an oak framed double cart lodge with a vaulted roof and a further block paved parking area. The front garden is laid to lawn with tree and shrub borders.

The rear garden enjoys a lovely aspect over adjoining paddocks, mainly laid to lawn with mature tree and hedgerow borders, a large decking with a pergola covered seating area, flower bed borders and a potting shed. To the side of the property is a paved pathway with gated access.

**INTEGRAL DOUBLE GARAGE/WORKSHOP**

with double doors, power and light.

**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		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



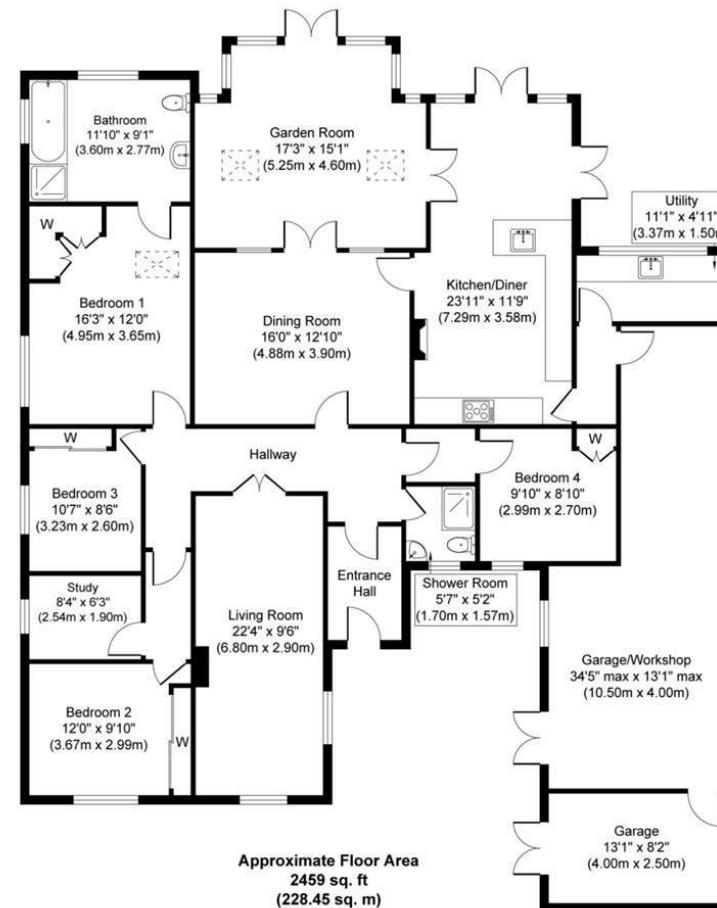
Guide Price £550,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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