



Giffords Lane, Wickhambrook, 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

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.



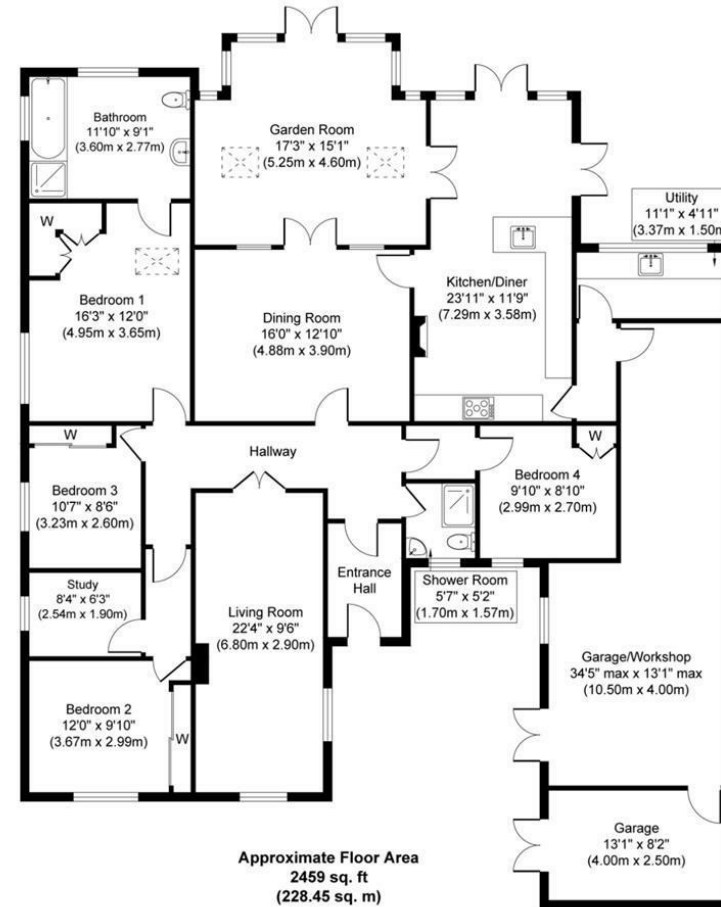


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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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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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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.

