



School Road, Great Wratting, CB9 7HA



## School Road

Great Wratting,  
CB9 7HA

- Double Bedrooms
- Versatile Accommodation
- Spacious
- Detached House
- Multiple Reception Rooms
- Local Amenities
- Parking for Multiple Vehicles
- Extensive Plot
- Village Location

A 5/6 bedroom detached house located in the sought after village of Great Wratting. The property is in need of work, but benefits from versatile accommodation throughout, ideal to tailor to your needs, providing the perfect blend of comfort & convenience. Situated centrally on a generous plot, surrounded by countryside, there is also ample off road parking, and a double garage. (EPC TBC)

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**Guide Price £775,000**





## LOCATION

The charming village of Great Wratting with its fine church and public house is within easy reach of the A1307 and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (15 miles) and the A11/M11 (11 miles), Saffron Walden lies to the south (14 Miles) and Bury St Edmunds to the north (16 miles). There are mainline stations at Audley End, Saffron Walden and Cambridge and Stansted Airport is around 35 miles distant.

## GROUND FLOOR

### RECEPTION HALL

Two windows to front, built in storage cupboards, door to hallway, doors to:

### KITCHEN/BREAKFAST ROOM

Fitted with base level units with worktop over, butler style sink with mixer tap, Rangemaster cooker with induction hob and extractor over,

### DINING ROOM

Sliding double glazed doors accessing garden. Parquet Flooring. Door to Living Room

### LIVING ROOM

Wood Burner. Parquet Flooring. x2 Double Glazed Windows.

### HALLWAY

### FAMILY ROOM/GYM

Parquet Floor. x2 Radiators. Double Glazed. Multi Purpose Room.

### POTENTIAL BATHROOM

Currently room is unfinished and used for storage however, plumbing and electric installed ready.

### STUDY

Radiator. Front Facing Window.

### SNUG

Double Aspect. Front Facing Windows. Radiator.

## FIRST FLOOR

### LANDING

### BEDROOM THREE

Eaves Storage. En-Suite Bathroom. Dressing Room. Sky-Light Velux Window.

### BATHROOM

Three Piece Bath Suite. Sky -Light Velux Window

### BEDROOM ONE

Double Bedroom. Radiator. Double doors leading to eaves storage.

### BEDROOM TWO

Double Room. Radiator. Double doors leading to eaves storage

### BEDROOM FOUR

Double Bedroom. Storage. Radiator.

### SHOWER ROOM

Three Piece Shower Suite. Velux Windows. Radiator.

### LAUNDRY ROOM

Floor Units. Sink. Space for White Goods.

### DOUBLE GARAGE

Power installed

### SUMMER HOUSE

### OUTBUILDING/ OUTDOOR BAR

## PARKING

Off Road for at least 5 vehicles

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.





