School Road, Great Wratting, CB9 7HA

CHEFFINS

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Great Wratting,
CB9 7HA

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Guide Price £775,000

- 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)

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.

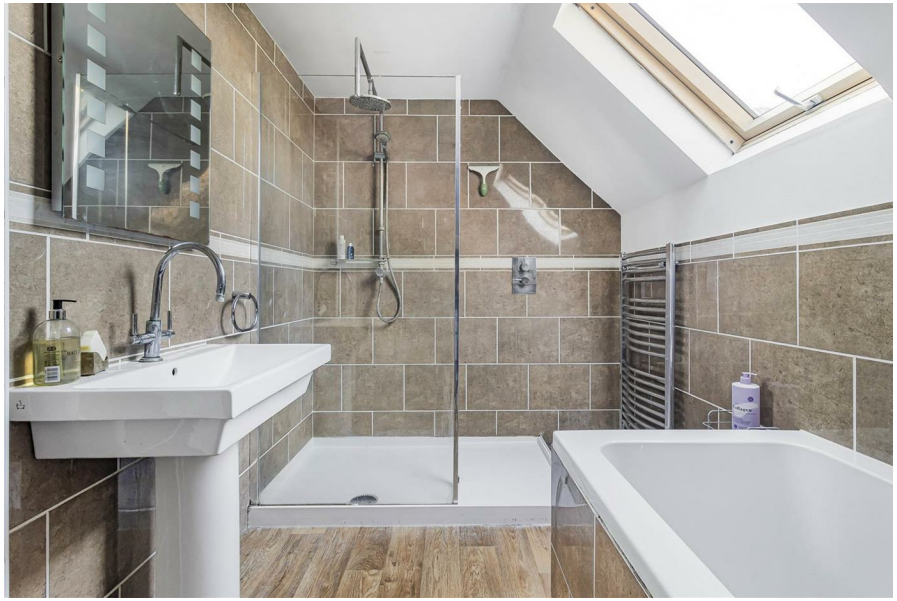
VIEWINGS By appointment through the Agents.

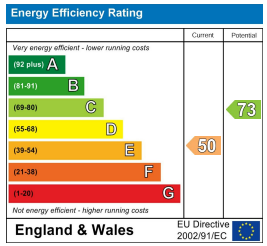
SPECIAL NOTES

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.





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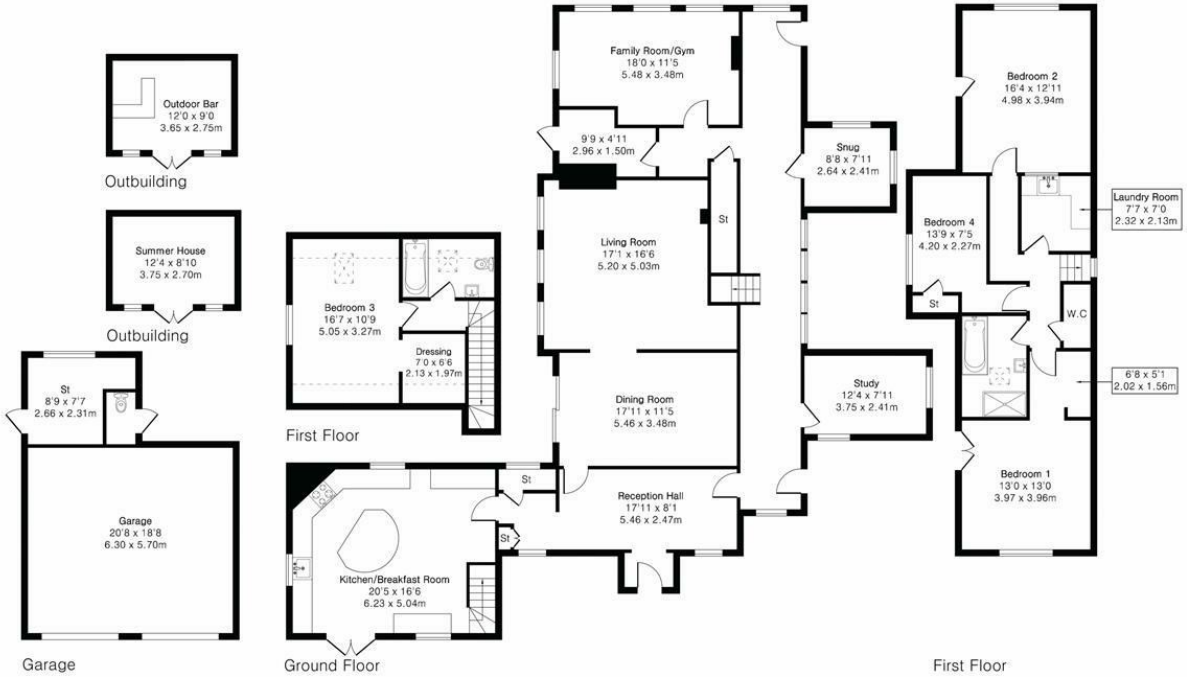
Tenure - Freehold

Council Tax Band - F

Local Authority - West Suffolk

Approximate Gross Internal Area 3018 sq ft - 281 sq m
(Excluding Garage/Outbuilding)

Ground Floor Area 1901 sq ft – 177 sq m
First Floor Area 1117 sq ft – 104 sq m
Garage Area 485 sq ft – 45 sq m
Outbuilding Area 217 sq ft – 20 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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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.