

DAVID
BURR



Moonrakers

Wixoe, Suffolk

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Waterhall Road, Wixoe, Suffolk CO10 8UD

This individual detached property is situated in a quiet village location backing onto countryside. The property offers light and spacious Scandinavian styled open-plan living accommodation with impressive high ceilings and quality finishes, whilst being set within mature gardens, incorporating a garage and workshop.

In all about 0.25 of an acre.



- Individual detached Scandinavian style home
- Quiet village location
- Backing onto countryside
- Light and spacious open-plan living accommodation
- Impressive high ceilings and quality finishes
- Set within mature gardens
- Garage
- Workshop
- In all about 0.25 acres

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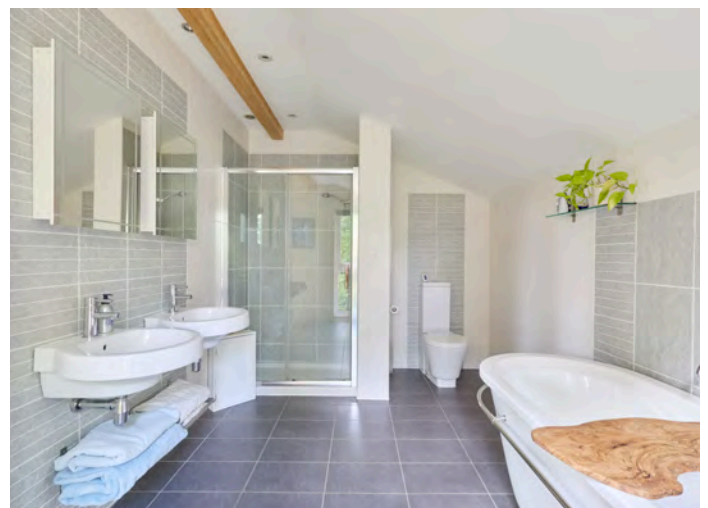


INTERIOR

ENTRANCE HALL A spacious and welcoming entrance with cloaks cupboard, tiled floor and doors through to the **SITTING ROOM**. A lovely light room with vaulted ceiling, engineered maple flooring, wood burning stove and bi-fold glazed doors leading through to the **GARDEN ROOM**. Enjoying a double aspect outlook over the gardens towards open countryside and with bi-fold doors opening to the terrace. **KITCHEN/DINING ROOM** The hub of the home, this impressive space is ideal for entertaining with bi-fold doors opening to the garden. The kitchen is extensively fitted with a range of units under granite worktops with a 1.5 bowl sink and drainer inset. Integrated appliances include a double oven, four ring hob, extractor hood and dishwasher. The dining area also features engineered maple flooring with doors leading to the garden and stairs rising to the first floor. **OFFICE** Enjoying full height windows to the front aspect. **UTILITY ROOM** with further range of wall and base units, a secondary sink and door leading to the Garage. **CLOAKROOM WC**, wash basin and cupboard.

FIRST FLOOR

MASTER BEDROOM A stunning room enjoying an abundance of natural light with doors opening to the Juliet balconies providing views to the rear, fitted wardrobes and vaulted ceiling. **En-Suite** Luxuriously fitted with a modern suite comprising twin wash basins, WC, free standing bath, a tiled shower cubicle, heated towel rail and extensively tiled walls. **BEDROOM 2** With airing cupboard and glazed door opening to a balcony providing views to the front aspect. **BEDROOM 3** Views to the front aspect. **BEDROOM 4/STUDY** Velux window and loft access and currently utilised as a Study. **FAMILY BATHROOM** Stylishly fitted with a white WC, wash basin, bath, tiled shower cubicle, heated towel rail and extensively tiled walls and floor.



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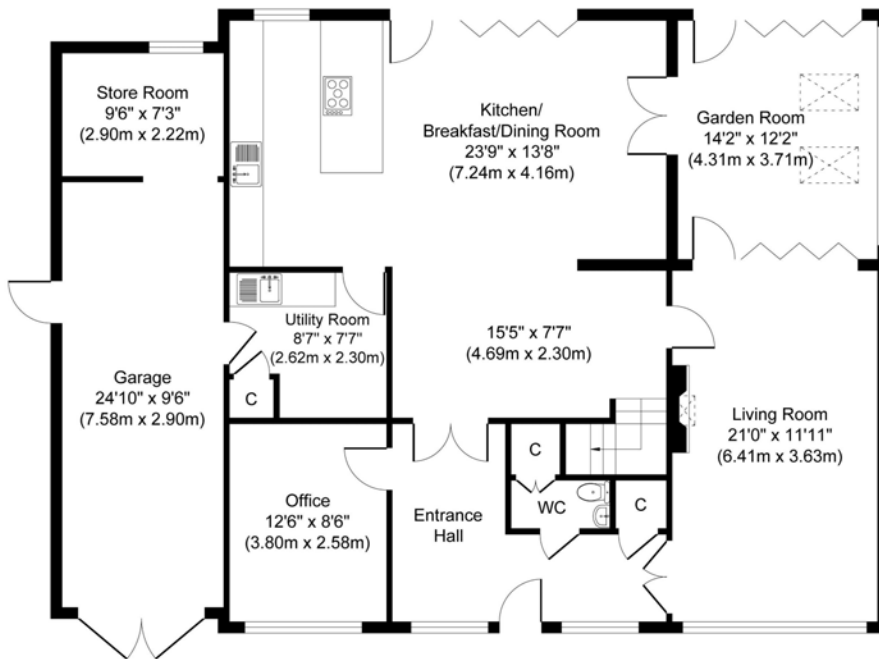
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EXTERIOR

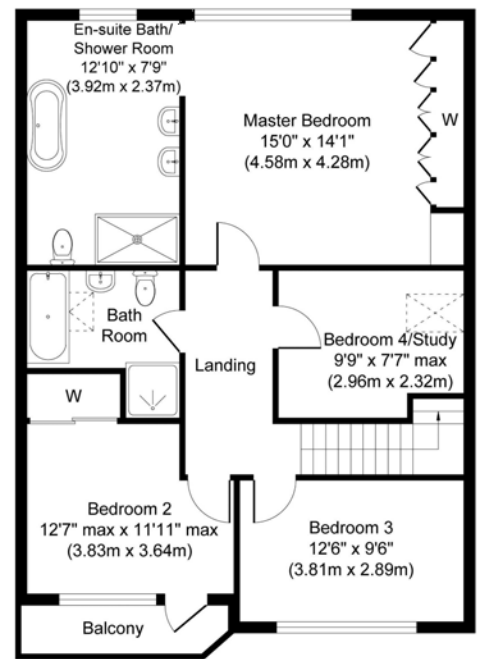
The property is situated in a quiet location with ample parking to the front leading to the GARAGE with light and power connected and a useful storeroom to the rear. The front gardens are lawned with a gated access leading to the side housing a potting shed, plant store and oil tank. The rear gardens are an asset to the property enjoying privacy and a southerly aspect with delightful views over countryside beyond. The extensive terrace creates a wonderful dining area and leads to the lawn flanked by mature beds, borders, trees and shrubs including an apple, pear and a cherry tree. There is a vegetable garden with raised beds, a wood store, workshop with light and power and a useful storage area behind.



Floorplan



Ground Floor
Approximate Floor Area
1598 sq. ft
(148.40 sq. m)



First Floor
Approximate Floor Area
849 sq. ft
(78.80 sq. m)

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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Wixoe, Suffolk

Wixoe is a small hamlet on the Suffolk/Essex border, about 2 miles from the village of Stoke by Clare, 4 miles from Haverhill and 15 miles from the market town of Saffron Walden with direct commuter service to London Liverpool Street (52 mins) and easy access to West London (34 mins to Tottenham Hale then 15-20 mins via tube).

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU.

Telephone: 01284 763233.

COUNCIL TAX BAND: E. £2,874.02 per annum.

PROPERTY POSTCODE: CO10 8UD.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 38 mpbs download, up to 8 mpbs upload.
Telephone Signal: Yes. (Superfast broadband speed is available)

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: No asbestos. Natural wood cladding.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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