



Thorns Close, Wickhambrook, Newmarket, CB8 8YD

Offers Over £450,000

LEE WILKINSON

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## Thorns Close, Wickhambrook, Newmarket, CB8 8YD

Lee Wilkinson Estate Agents are pleased to offer for sale, this large two bedroom detached bungalow, set at the end of a quiet cul-de-sac, close to the centre of the lovely village of Wickhambrook. The property has been extended by the current owner, with a square footage equivalent to some four bedroom properties, giving you an idea of space available in this lovely home. On top of the internal accommodation is a garden room, with its own shower room and private garden space. There is a garden home office, and lots of storage. The property is set on a good sized plot, with plentiful off road parking. Thorns Close, is within short walking distance's to all the village amenities, including Primary school, village store and Post Office, as well as Doctors surgery and The Greyhound public house and restaurant. The nearby towns of Bury St Edmunds, Haverhill, Clare and Newmarket provide a more extensive range of facilities.

Ref; LW0712





## Storm Porch

With part glazed door into;

## Entrance Hall

Double and single storage cupboards provide plenty of storage for coats and shoes. Engineered oak flooring. Airing cupboard. Access to loft space and doors through to;

## Kitchen

3.8m x 2.45m (12'5" x 8'0")

Fitted with a range of wall and base units, with solid oak worksurface over, and stainless steel sink and drainer inset with mixer tap over. Range cooker with glass splashback and extractor over. Integral fridge, microwave and dishwasher. Wood effect flooring and part tiled walls. Two ceiling Velux windows as well as a window to the side aspect bring in plenty of light into this room. Opening to;





## Dining area

3.58m x 3.37m (11'8" x 11'0")

Space for a large family dining table, wood effect flooring and window to side aspect. Leading through to;

## Sitting Room

3.63m x 7.24m (11'10" x 23'9")

A stunning room, filled with natural light, and with lovely views across the garden. The full height windows to the rear are fitted with made to measure blinds. Double doors opening onto the rear garden patio area. Additional window to side aspect.

## Utility Room

2.27m x 2.79m (7'5" x 9'1")

Formerly part of the garage. Space and plumbing for washing machine and separate dryer. Space for fridge/freezer. Door through to garage.



## Bedroom 1

5.81m max x 3.69m max (19'0" x 12'1")

Another lovely bright and airy room with double doors onto rear patio area, and additional window to side aspect. Engineered oak floor, and opening to;

## Dressing Room

1.71m max x 3.06m max (5'7" x 10'0")

Plenty of space for hanging clothes. Window to front aspect and engineered oak flooring.

## Bedroom 2

3.32m x 5.85m (10'10" x 19'2")

Another very well proportioned room, which again could be divided into two separate bedrooms, should new owners need more bedrooms. Large window to front aspect which is fitted with internal shutters.



## Cloakroom

2.14m x 0.81m (7'0" x 2'7")

With W/C and tiled floor.

## Bathroom

2.73m max x 4.63m max (8'11" x 15'2")

Another spacious room fitted with four piece suite, comprising large walk in shower, W/C, wash basin set into vanity unit with storage under, and sunken double ended bath. Heated towel rail. Part tiled walls and tiled floor. Velux window to rear aspect and illuminated wall mirror.

## Garage

3.59m x 2.92m (11'9" x 9'6")

With electric garage door, power and light. In front of the garage is a covered dry storage area. Water softener.





## Outside -Garden

To the front of the property the garden is mainly laid to lawn. There is driveway parking for several vehicles and leads in turn to the garage, as well as a path to the entrance door, and, in turn, the wooden gate into the rear garden. The rear garden is split into two distinct areas, with the closest to the property consisting of various patio areas covered in artificial grass, providing plenty of space for entertaining. There is also a grassed lawn area, edged with raised borders, which are filled with seasonal flowers and shrubs. There is a small wooden storage shed, and decorative raised pond. All of the garden offers a great deal of privacy. The furthest part of the garden, is mainly laid to lawn with wildflower area and is enclosed by wooden fencing and hedging. There are a number of outbuildings in this area.



## Garden Office

2.71m x 4.57m (8'10" x 14'11")

Wooden entrance door and window to the rear aspect. Fitted with power and light.

## Storage shed

2.16m x 3.65m (7'1" x 11'11")

Window to side aspect and fitted with power and light, and also benefits from an external covered storage area to the rear.



## Garden Room

7.36m x 5.88m (24'1" x 19'3")

A superb space which lends itself to multiple uses. Utilised as a garden room, but divided into several different areas, the largest of which is a great sitting room. Plenty of space for storage. Windows to front and both side aspects. Would make perfect guest accommodation, or potential holiday rental accommodation (stpp), or fantastic home gym with its own shower room. The garden room has its own courtyard garden area, with raised beds and borders, and storage shed.

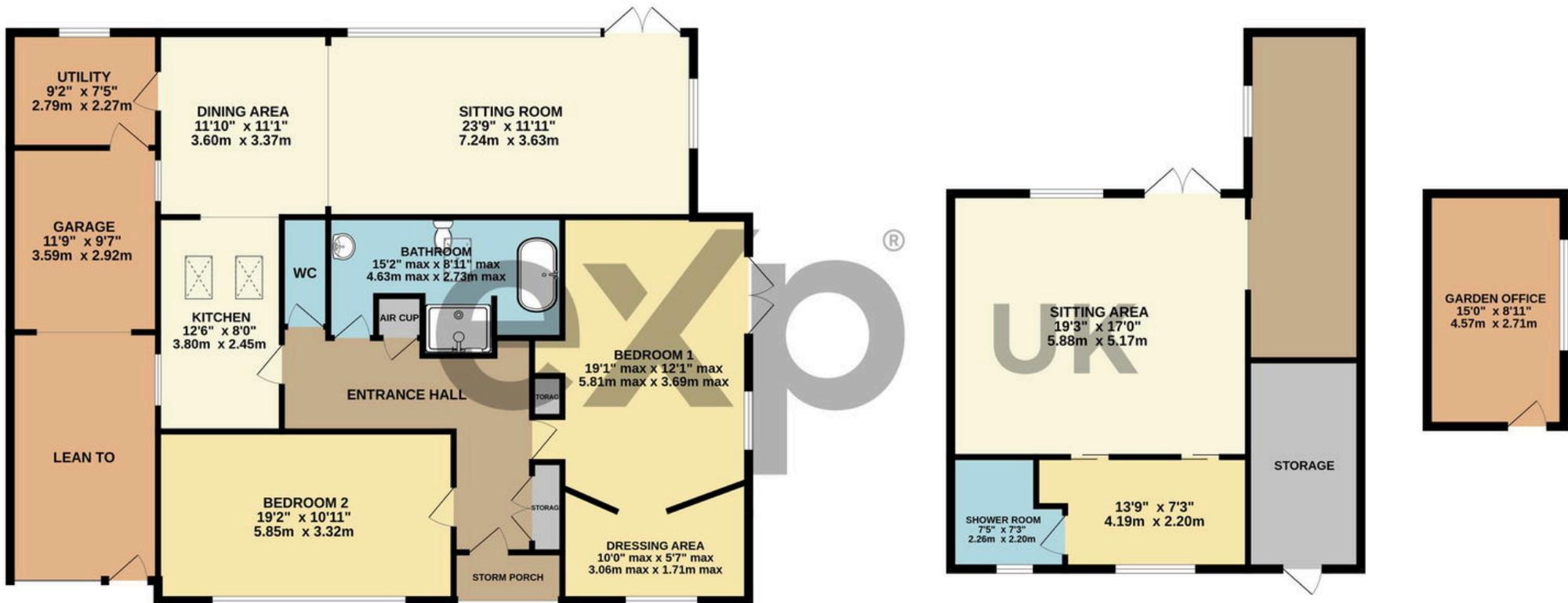
## Garden Room Shower Room

2.13m max x 2.25m max (6'11" x 7'4")

Three piece suite comprising corner shower enclosure, W/C and wash basin set into vanity unit with storage under. Obscured window to side aspect, electric shaver point, part tiled walls and wood effect floor.

GROUND FLOOR  
1695 sq.ft. (157.5 sq.m.) approx.

GARDEN BUILDINGS  
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 2548 sq.ft. (236.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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