



Hambrook Close, Great Whelnetham, Suffolk, IP30 0UX

**MARK · EWIN**  
BURY ST EDMUNDS

## Hambrook Close, Great Whelnetham, Suffolk, IP30 0UX

Located in the village of Great Whelnetham is this well-presented, detached family home with field views behind, off-road parking and a garage.

The accommodation on the ground floor offers an entrance hall, cloakroom, sitting room with French doors leading to the garden and a modern kitchen. The kitchen offers an attractive range of wall and base level units with built-in appliances to include an oven, hob, dishwasher and fridge-freezer. On the first floor, there are four bedrooms, the principal benefits from built-in wardrobes and an ensuite shower room. The modern family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway with an additional space to the side and leads to the single garage. To the rear, the garden is mainly laid to lawn with a patio area, summerhouse and garden shed. The property also benefits from solar panels and an EV Charger.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage.  
Heating via an air source heat pump. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving Bury St Edmunds along the A134 towards Sudbury into Sicklesmere turn, right into Stanningfield Road, continue along Stanningfield Road and take the second turning on your right into Hambrook Close, where the property can be found.

### Location

The popular village of Great Whelnetham is situated approximately 3 miles south east of Bury St Edmunds. The village abuts Sicklesmere with its shop, post office and public house. Great Whelnetham offers a primary school, community centre and a local bus service. There is convenient access to the A134 linking to Sudbury and Bury St Edmunds as well as easy access to the A14 Dual Carriageway via Bury St Edmunds.

### Accommodation:

Entrance Hall 3' 4" x 12' 9" (1.01m x 3.88m)

Cloakroom 6' 8" x 6' 4" (2.04m x 1.92m)

Sitting Room 11' 3" x 14' 2" (3.44m x 4.31m)

Kitchen 11' 3" x 13' 0" (3.44m x 3.97m)

Landing 6' 10" x 15' 9" (2.09m x 4.81m)

Bedroom 11' 9" x 13' 1" (3.58m x 3.98m)

Ensuite 6' 3" x 4' 9" (1.90m x 1.46m)

Bedroom 11' 1" x 11' 1" (3.38m x 3.38m)

Bedroom 10' 8" x 10' 2" (3.26m x 3.10m)

Bedroom 10' 8" x 10' 0" (3.26m x 3.06m)

Bathroom 6' 10" x 6' 4" (2.09m x 1.92m)

Rear Garden

Driveway

Garage 10' 6" x 20' 6" (3.21m x 6.26m)

### Additional Information:

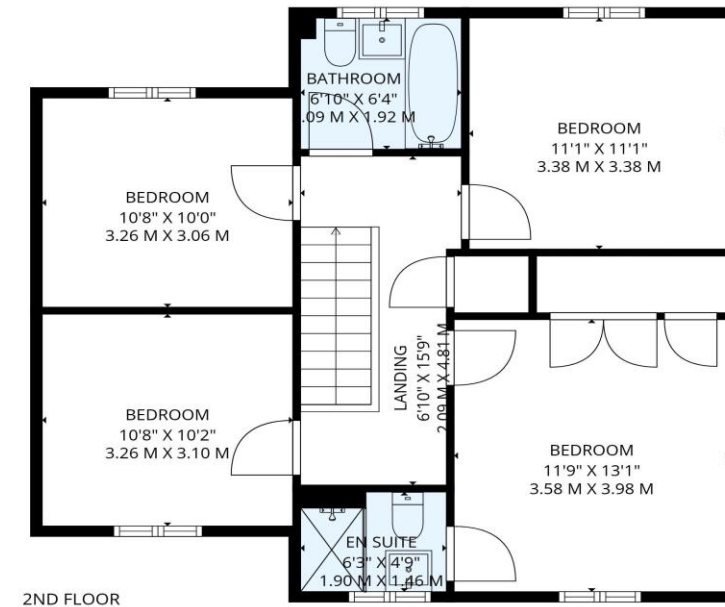
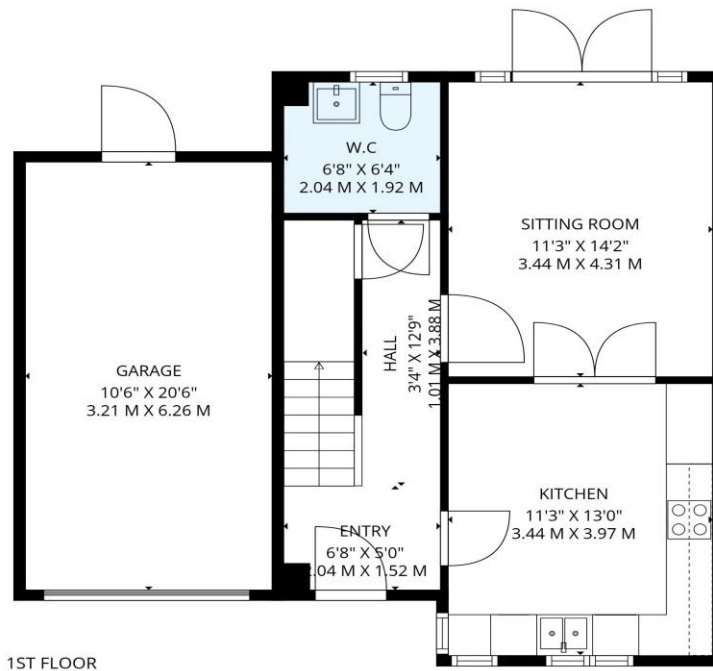
Council Tax Band: E

EPC Rating: C

Tenure: Freehold

**Guide Price £425,000**  
**Freehold**





**TOTAL: 1514 sq. ft, 141 m<sup>2</sup>**  
 1st floor: 784 sq. ft, 73 m<sup>2</sup>, 2nd floor: 730 sq. ft, 68 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 216 sq. ft, 20 m<sup>2</sup>, WALLS: 126 sq. ft, 12 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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