



**Parvin, Farley Green,
Wickhambrook**

**DAVID
BURR**



Parvin, Farley Green, Wickhambrook, CB8 8PX

Wickhambrook is a lovely rural village with a vibrant community, served by a Public House, shop, school, surgery and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 9 miles, and Newmarket, 7 miles, in turn providing access to the A14 trunk road to London via the M11.

Parvin stands in a delightful semi-rural location, surrounded by open countryside, yet is only a short drive from local amenities. The property benefits from generously proportioned, well-presented accommodation, including a spacious kitchen/breakfast room, utility room, sitting room, three double bedrooms, and solar panels and 4.8KW battery. Externally, there is a large carriage driveway, an EV charging point, and a detached double store (formerly the garage).

A spacious detached bungalow measuring 1,475 sq ft, set within gardens of approximately 0.5 acres.

Ground Floor

Entrance into the:

ENTRANCE HALL With tiled flooring, a storage cupboard, and doors to:

SITTING ROOM A light, double-aspect, spacious room with French doors leading to the patio.

KITCHEN / BREAKFAST ROOM Extensively fitted with a range of wall and base units under worktops, with a stainless-steel sink and drainer inset. Space for a range-style electric cooker. Integrated fridge freezer and dishwasher. The breakfast area has ample space for a dining table and chairs, with an opening through to the:

SNUG Partly vaulted with two skylights, a wood stove, a large storage cupboard housing the boiler, tiled flooring, a door to the terrace, and a door to the:

CLOAKROOM WC, vanity storage unit, and wash basin. Door to the:

UTILITY With worktops, space and plumbing for a washing machine and tumble dryer, space for a secondary fridge freezer, and a window to the garden.

INTERNAL HALLWAY With large windows to the front.

BEDROOM 1 A spacious, double-aspect double room with outlooks to the front and rear.

BEDROOM 2 A spacious double room with an outlook to the rear.

BEDROOM 3 A spacious double room with a built in wardrobe and an outlook to the rear.

BATHROOM Stylishly fitted with a bath with shower over, vanity sink unit, WC, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via a carriage driveway, providing off-road parking for several vehicles and in turn leading to the **DOUBLE STORE**, with light and power connected. The gardens are a particular asset, wrapping around the property and bordered by a mature hedgeline.

The garden is predominantly laid to lawn, interspersed with mature and fruit trees, with a rose garden set adjacent to a shallow pond. There are fruit cages and vegetable beds, a 'woodland den', and, directly to the rear of the property, an extensive dining terrace, as well as a further patio. Beyond this is a mature lawn with bedded borders and an opening leading to the adjacent farm, offering exceptional countryside views.

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SERVICES Oil-fired central heating to radiators. Mains water. Private drainage (Septic Tank). Mains electricity connected. 8 Solar panels and a 4.8KW battery. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,710.00 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

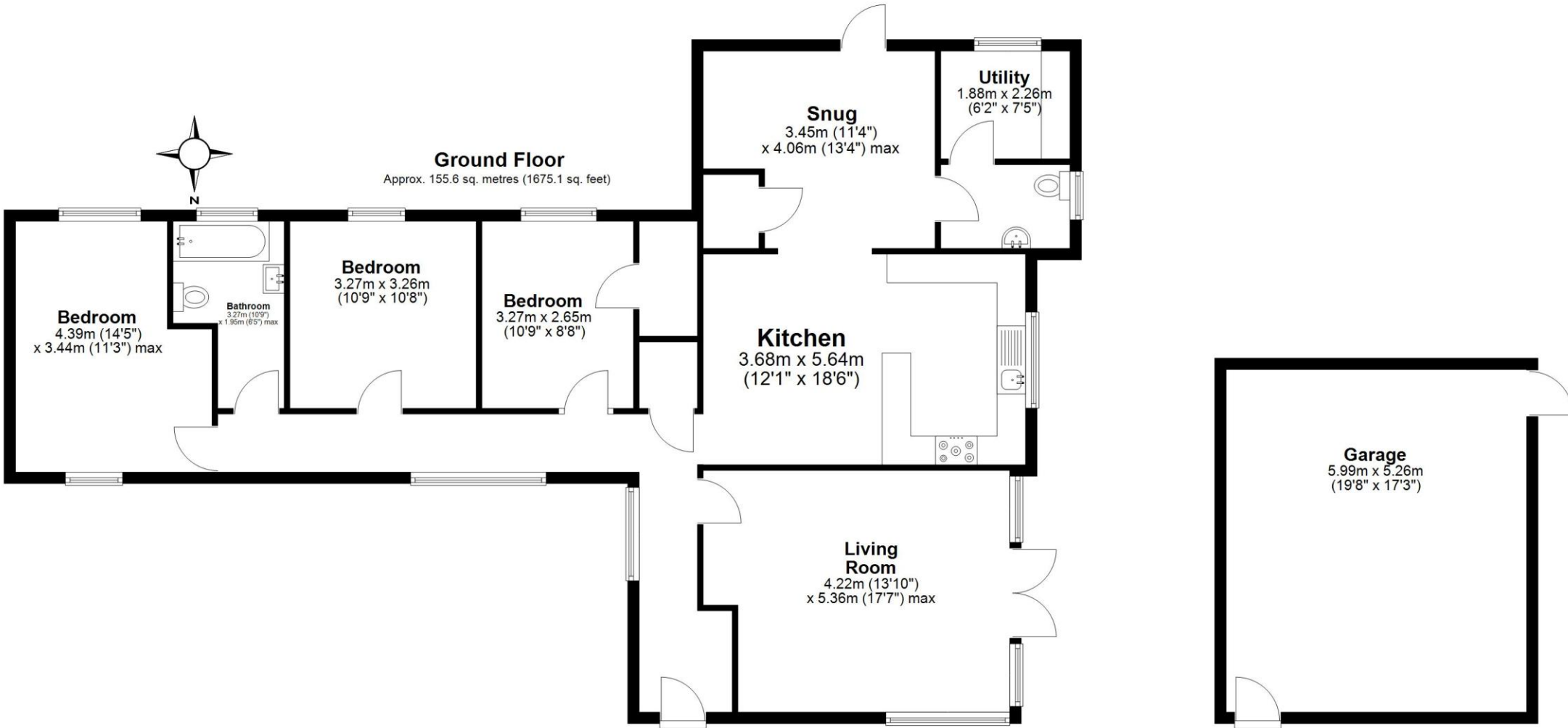
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 19 mbps download, up to 1 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS hissing.grazed.grumbling

VIEWING Strictly by prior appointment only through DAVID BURR.

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Parvin



