



Brookfield
Wickhambrook, Suffolk

**DAVID
BURR**



Brookfield, Boyden End, Wickhambrook, Newmarket, Suffolk CB8 8XX

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 11 miles, in turn providing access to the A14 trunk road to London via the M11. Newmarket (home to British Horseracing) is approximately 7 miles, Cambridge 20 miles and Stansted Airport is approximately 40 minutes.

A generous 1,609 circa. sq.ft three bedroom detached bungalow situated in a quiet semi-rural location on the edge of this well served Suffolk village enjoying 0.51 acre grounds and offering the potential to extend, subject to the necessary planning consents.

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ENTRANCE PORCH With door to:

ENTRANCE HALL A generous light hallway with rooms off.

SITTING ROOM A spacious reception room with outlook over the rear gardens, brick chimney and opening to the:

DINING ROOM With brick chimney and views across the rear gardens.

KITCHEN Comprising a range of wall and base units under worktop with double stainless steel sink inset. Integrated appliances include electric oven, microwave, dishwasher whilst there is space for an American style fridge/freezer, tiled flooring and outlook over the front gardens.

REAR HALLWAY With door leading to the GARAGE and door to the:

UTILITY ROOM With a further range of wall and base units under worktop with stainless steel sink inset, space and plumbing for a washing machine and tumble drier, housing for boiler and outlook to the rear gardens.

BEDROOM 1 A spacious double bedroom with outlook to the front.

BEDROOM 2 Another spacious double bedroom with outlook to the rear.

BEDROOM 3 With outlook to the rear.

BATHROOM Comprising a panel bath with shower attachment over, WC, pedestal sink unit, heated towel rail and extensively tiled walls.

CONSERVATORY Located off the Sitting Room with views across the extensive gardens.

CLOAKROOM With WC and wash hand basin.

Outside

The property is approached via a paved driveway providing parking and turning for multiple vehicles in turn leading to the **DOUBLE GARAGE** with light and power connected and separate **CAR PORT** to the side. The gardens are a real asset to the property enjoying and affording the property a great deal of privacy encompassing the property on all sides and feature large expanses of traditional lawn interspersed with mature flower beds, bedding, shrubbery and trees and enjoys a range of outbuildings including garden sheds, greenhouse and brick built store, all enclosed by border fencing and tree lines.

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SERVICES: Septic tank, mains electricity, water and oil-fired heating.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233.
Council Tax Band: E. £2,483.56 per annum.

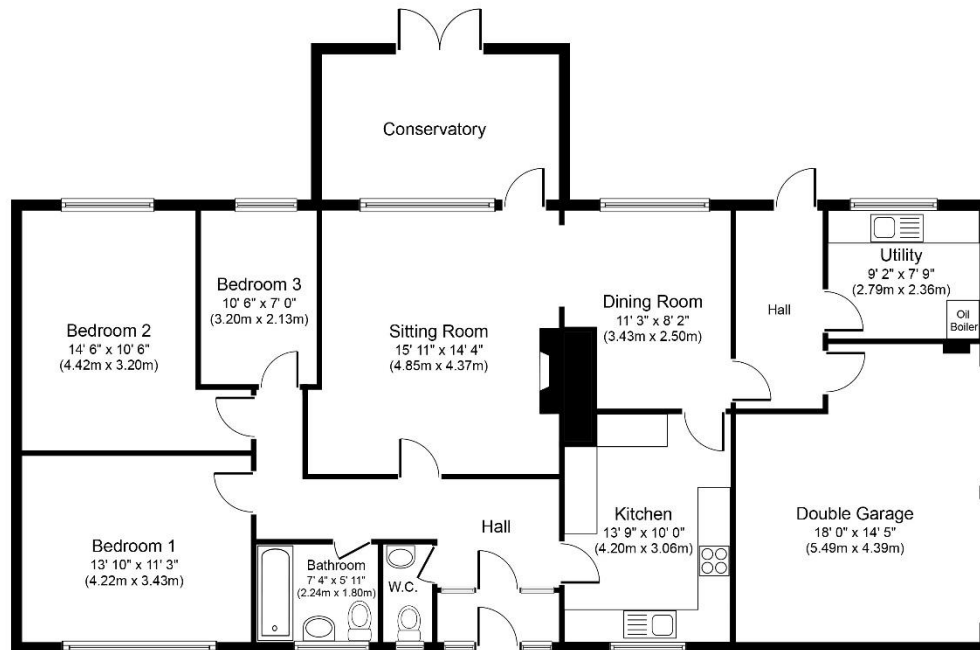
EPC RATING: TBC.

TENURE: Freehold.

WHAT THREE WORDS DIRECTIONS: occupiers, unlisted, loafing.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Approximate Floor Area
1,609 sq. ft.
(149.5 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.

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