



**12 Broughton Drive  
Little Wratting, Suffolk**

**DAVID  
BURR**



# 12 Broughton Drive, Little Wrating, Haverhill, Suffolk CB9 7UF

Little Wrating is situated approximately 1 mile from the popular village of Kedington, which has a number of facilities including shops, pubs and a school. Kedington is located approximately 4 miles to the west of Clare and has easy access to Cambridge (20 miles), Stansted Airport (20 miles) and Bury St Edmunds (17 miles). Further amenities including supermarkets, shops, restaurants and cinema are available locally in Haverhill.

A recently built four bedroom detached house situated on the popular Parklands Development in Little Wrating, enjoying a pleasant outlook over the development and countryside beyond. The property is presented in a beautiful condition and benefits from off-road parking, garage and landscaped gardens.

## A recently built four bedroom detached house enjoying a pleasant outlook over the development and countryside beyond.

Entrance into:

**ENTRANCE HALL:** A spacious and light hallway with Amtico flooring and staircase to the first floor. Opening into:

**SITTING ROOM:** A charming reception room with window shutters and outlook to the front.

**KITCHEN/DINING/FAMILY ROOM:** Forming the hub of the home, this beautifully presented open-plan space enjoys a comprehensive range of wall and base units under quartz worktop with stainless steel sink inset. Integrated appliances include an electric double oven, four ring induction hob, dishwasher and fridge/freezer whilst there is a separate breakfast island under quartz worktop with breakfast bar and further storage beneath. Amtico flooring leads through to a spacious breakfast/dining area with plenty of space for table and chairs adjacent French doors which lead out to the terrace. The living room also opens up into a generous family area with plenty of space for a sofa and outlook to the front.

**UTILITY ROOM:** A further range of wall and base units under quartz worktop with space and plumbing for a washing machine and tumble dryer, cupboard housing the boiler and Amtico flooring. Door to the rear.

**CLOAKROOM:** With WC, wash hand basin and Amtico flooring.

### First Floor

**LANDING:** A spacious landing with airing cupboard access to the roof and rooms off.

**MASTER BEDROOM:** A generous and light master suite with built-in wardrobes recessed into a dressing area, outlook to the front with window shutters.

**EN-SUITE:** A large En-Suite comprising of a tiled shower cubicle, vanity sink unit, WC, heated towel rail, extensively tiled walls and floor with underfloor heating.

**BEDROOM 2:** Another spacious double bedroom with window shutters and outlook to the rear.

**BEDROOM 3:** A further double bedroom with window shutters and outlook to the front.

**BEDROOM 4:** With outlook to the rear.

**FAMILY BATHROOM:** Stylishly fitted with panel bath with shower over, vanity sink unit, WC, heated towel rail, extensively tiled walls and floor with underfloor heating.

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## Outside

The property is approached via a driveway providing parking for several vehicles in turn leading to the **GARAGE** with and power connected. A gate leads through to the extensive rear garden which has been heavily landscaped comprising a large Alfresco dining terrace set adjacent raised beds, shingled areas and an area of traditional lawn with several decked areas providing ideal areas for Alfresco entertaining, set amongst uplights and downlights whilst the gardens further enjoy an outside tap and power socket.

**SERVICES:** Main water and drainage. Main electricity connected, gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band B. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk IP33 3YU. Telephone Number: 01284 763233.

**COUNCIL TAX BAND:** E. £2,384.69.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Modern brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 31 mbps download, up to 6 mbps upload. **Phone**

**Signal:** Yes. Provider: EE, Three, O2 and Vodafone.

**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 phone services by visiting <https://checker.ofcom.org.uk/>.

**ASBESTOS/CLADDING:** None.

**RESTRICTIONS ON USE OR COVENANTS:**

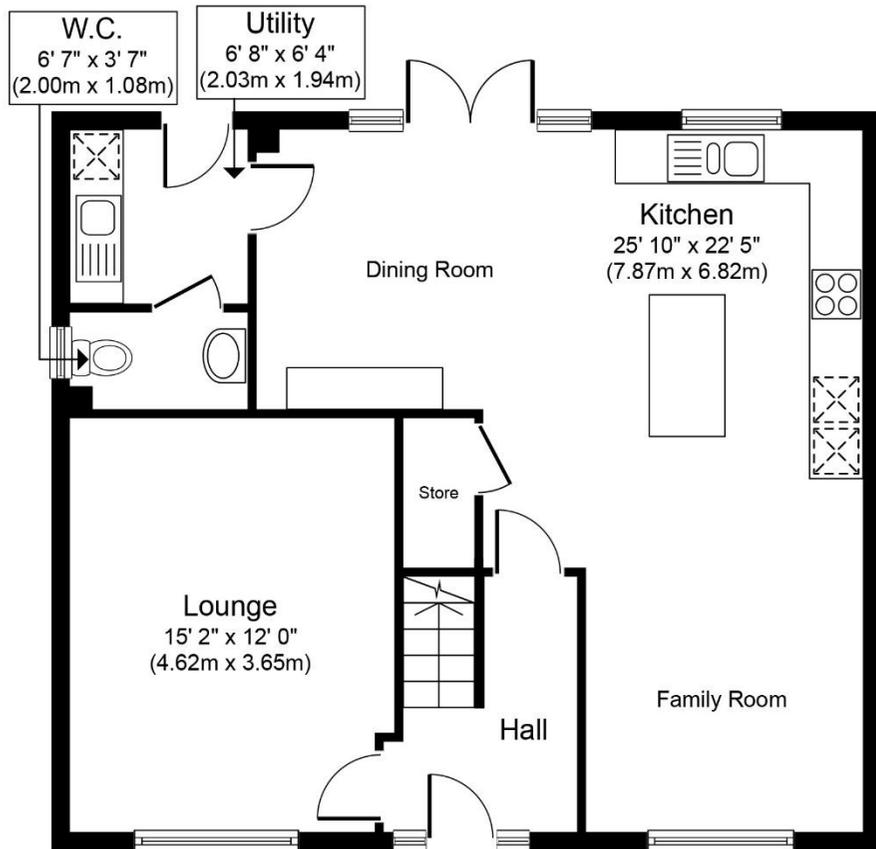
**FLOOD RISK:** N/A.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** Modern development, future construction is still underway.

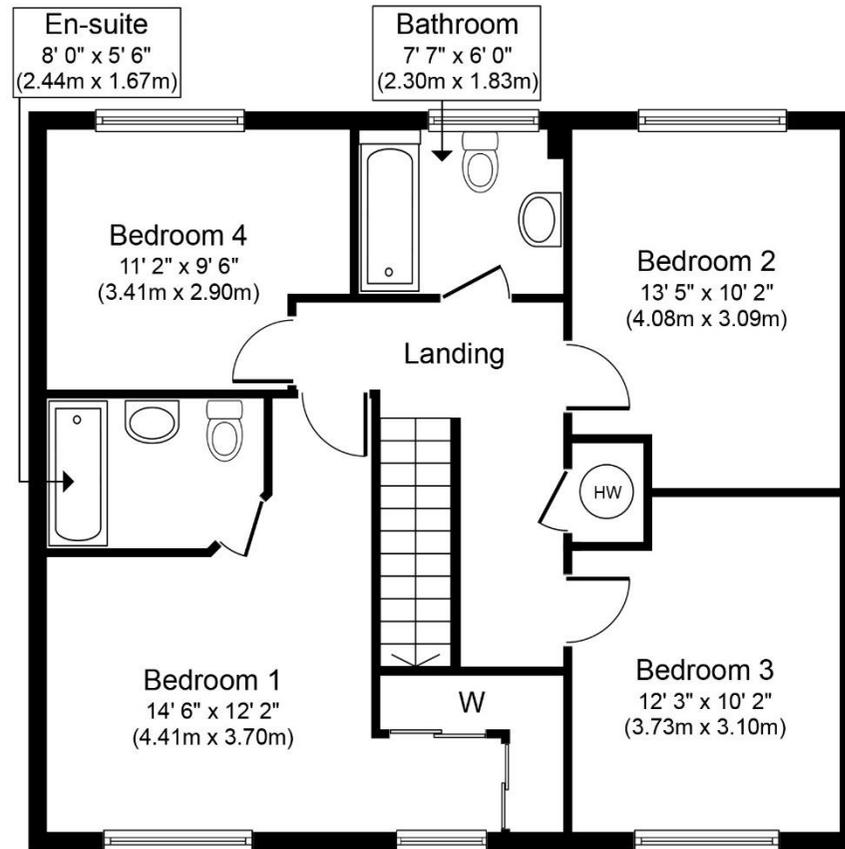
**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** At the time of marketing no up to date records were found to be on HM Land Registry. Restrictive covenants have been placed by the developer. Please ask us for a copy of these.

**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



**Ground Floor**  
**Approximate Floor Area**  
**753 sq. ft.**  
**(69.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**753 sq. ft.**  
**(69.9 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.

