



**Browns Close, Newmarket, CB8 8YF**

**CHEFFINS**

## Browns Close

Wickhambrook, Newmarket,  
CB8 8YF

A modern 3 bedroom bungalow situated in a popular residential development and close to local amenities. The property comprises a spacious kitchen, 2 reception rooms, 4 bedrooms (one ensuite), uPVC double glazing and oil fired central heating. Further benefits include a driveway with parking for several vehicles and a detached single garage. EPC; D, Council Tax Band: D.

### LOCATION

Wickhambrook is a most interesting village set between Haverhill, Bury St Edmunds and Newmarket off the A143. The village is spread out around village greens giving a lovely semi-rural feel and has good facilities including a well-regarded primary school, garage and village shop, pub, doctors surgery with pharmacy and church. Further facilities are available at Newmarket (10 miles), Haverhill (9 miles) and the City of Cambridge (25 miles). There is a rail station at Newmarket and London Stansted Airport is around 33 miles away.

3 2 2

£1,600 PCM





## Entrance Hall

## Sitting Room

with window to front aspect, fireplace, patio doors to garden.

## Kitchen

with integrated oven with extractor over, 4-ring hob, tiled flooring, space and plumbing for washing machine and fridge freezer, tiled floor, part tiled walls, window to rear, door to side.



## Bedroom 1

with built-in wardrobes, windows to front and rear.

## Ensuite

with shower cubicle, WC, handbasin, tiled floor, part tiled walls.

## Bedroom 2

with built in wardrobes, window to front.

## Bedroom 3

with window to side.

## Bedroom 4/office

with window to rear.



## Bathroom

with tiled floor, part tiled walls, sink, wc, bath with shower over.

## Outside

Gravelled parking area to front, car port.

GARAGE with up and over door, power and light.

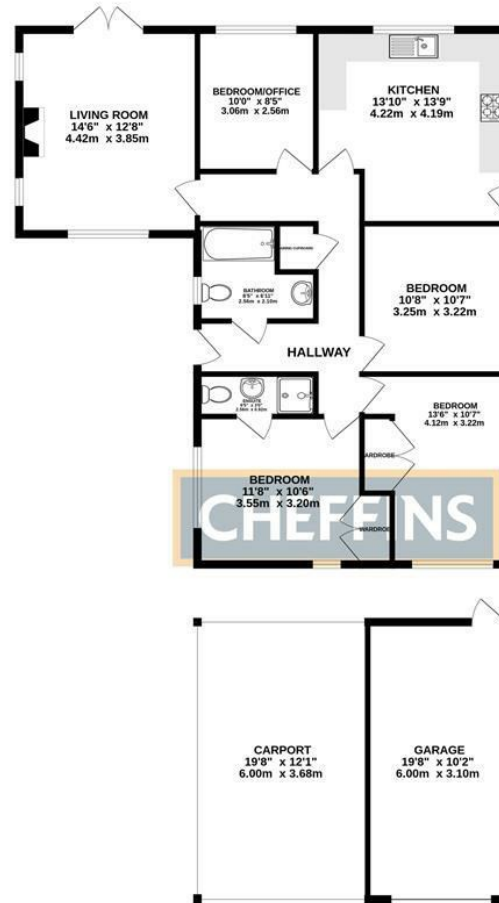
ENCLOSED REAR GARDEN mainly laid to lawn with paved patio area, gravelled area, established shrub and hedge borders.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 79        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 64      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

£1,600 PCM  
Council Tax Band - D  
Local Authority - West Suffolk Council

GROUND FLOOR  
1458 sq.ft. (135.5 sq.m.) approx.



16 BROWNS CLOSE, CB8 8YF

TOTAL FLOOR AREA: 1458 sq.ft. (135.5 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

