



Malting End, Wickhambrook, CB8 8YH

CHEFFINS

Malting End

Wickhambrook,
CB8 8YH

- Extended Semi-Detached Property
- 3 Double Bedrooms
- Living Room and a Study
- Ground Floor Wet Room & First Floor Bathroom
- Long Enclosed Rear Garden
- Good Sized Driveway
- NO CHAIN

An extended 3 double bedroom semi-detached property offered with NO CHAIN and set in a generous plot. The accommodation comprises a kitchen/breakfast room, 2 reception rooms, a ground floor wet room and a first floor bathroom. Outside features a long enclosed rear garden split into two sections and a driveway to the front with parking for several vehicles. Viewing Recommended.

3 2 2

Guide Price £350,000





LOCATION

WICKHAMBROOK is a sought after village set amidst rolling countryside approximately 9 miles south east of Newmarket, 10 miles south west of Bury St Edmunds & 22 miles east of Cambridge. Amenities include a service station, general store, GP surgery and dispensary, public house and primary school.

ENTRANCE HALL

with entrance door, stairs to the first floor.

LIVING ROOM

A dual aspect room with windows to the front and rear aspects, radiator, wood burning stove with tiled hearth and wooden surround.

KITCHEN

A dual aspect open plan room with windows to the front and side aspects comprising a range of matching wall and base units with solid woodwork surfaces over, space with plumbing for appliances, AGA, under stairs cupboard, tiled and solid wood flooring, 2 radiators.

REAR LOBBY

with tiled flooring, door opening onto the rear garden.

STUDY

with a window through to the living room, storage cupboard housing the oil fired boiler, a window to the rear aspect and door into the rear garden.

WET ROOM

Fully tiled walls and flooring comprising a pedestal wash hand basin, low level WC, rainfall shower with additional shower head, radiator, inset spotlights, extractor fan, windows to the side and rear aspects.

FIRST FLOOR

LANDING

FAMILY BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath with shower over, tiled walls and tiled flooring, radiator, window to the rear aspect.

BEDROOM 1

A dual aspect room with windows to the rear and side aspects, radiator, cupboard housing the water cylinder.

BEDROOM 2

with a cast iron fireplace, 2 radiators, built-in storage cupboard, window to the front aspect.

BEDROOM 3

with a radiator, window to the front aspect.

OUTSIDE

To the front of the property is a large shingled driveway enclosed by hedgerow borders with side access and a 20ft container unit with power, light and pedestrian door. A shared pathway at the front.

To the rear is a long-enclosed garden split into two sections, the first section is mainly laid to shingle with mature shrub borders and a timber built shed. A timber gate leads into the second

section of garden which is mainly laid to lawn with mature shrub borders, a large laurel, and apple tree, glass greenhouse and another timber built shed.

SALES AGENTS NOTES

Tenure – Freehold

Council Tax Band – B

Property Type – Semi-Detached

Property Construction – Brick with upper part render. Tiled roof (may contain asbestos)

Number & Types of Room – Please refer to the floorplan

Square Footage – 1076.39

Parking – Driveway

Utilities / Services

Electric, Water and Sewerage Supply – Yes Mains

Heating sources – Oil Fired boiler with radiators, plus log burner

Broadband Connected – Yes

Broadband Type – FTTC

Mobile Signal/Coverage – Likely

Flood risk – Very Low

Rights of Way, Easements, Covenants – We have been made aware this property contains restrictive covenants – please refer to the land registry title for more information.

Planning Permission – Please refer to the West Suffolk Planning portal

Building Safety – The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property and the property is not at risk of collapse. We have been made aware that the roof tiles of the property may contain low grade asbestos, this would need to be confirmed by a specialist survey at the buyers cost.

Accessibility / Adaptations – The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

The pathway in front of the house is shared with the neighbouring property. We are advised this is a rarely used access to the neighbour's front door as they have their own drive and access path.

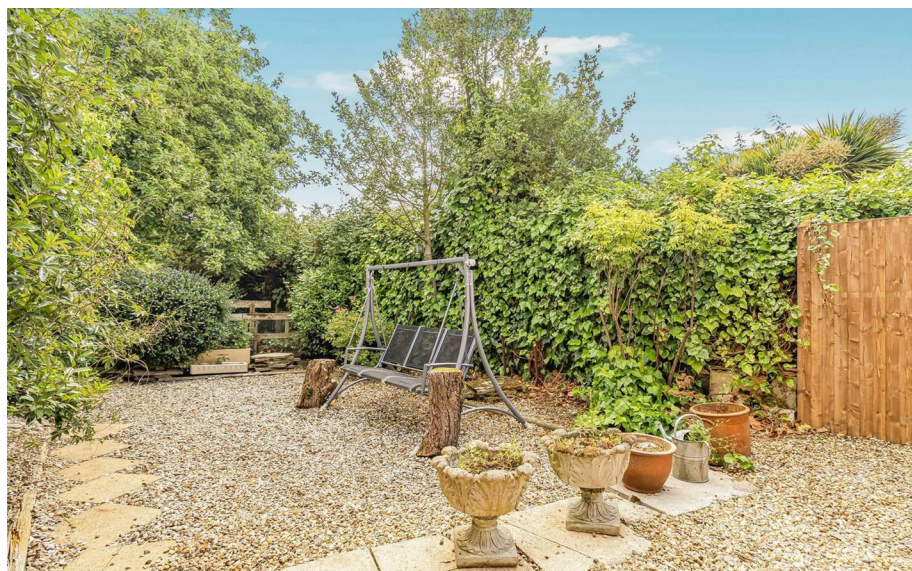
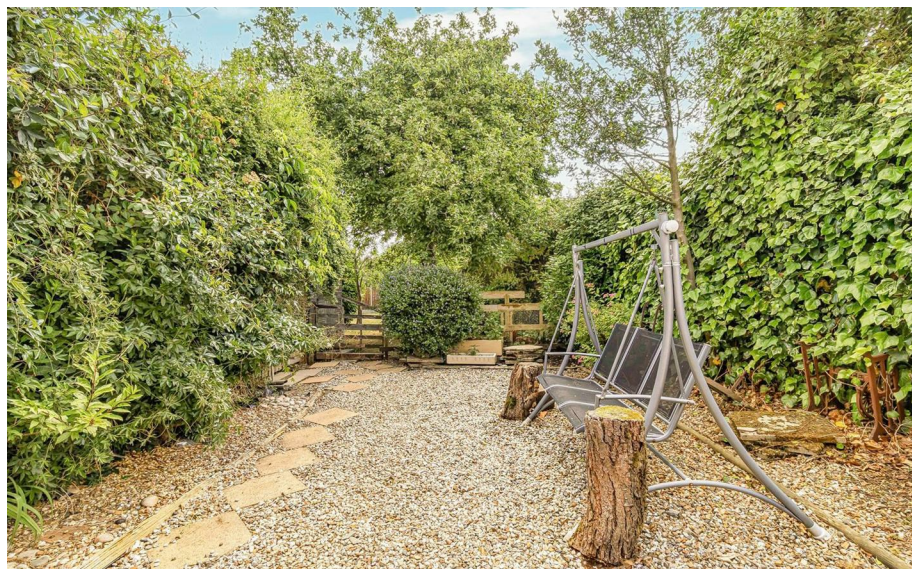
Please note the title plan for the property will need splitting by HM Land Registry as our vendors plan to retain the land to the rear however, this further land can be available by separate negotiation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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 Local Authority - West Suffolk

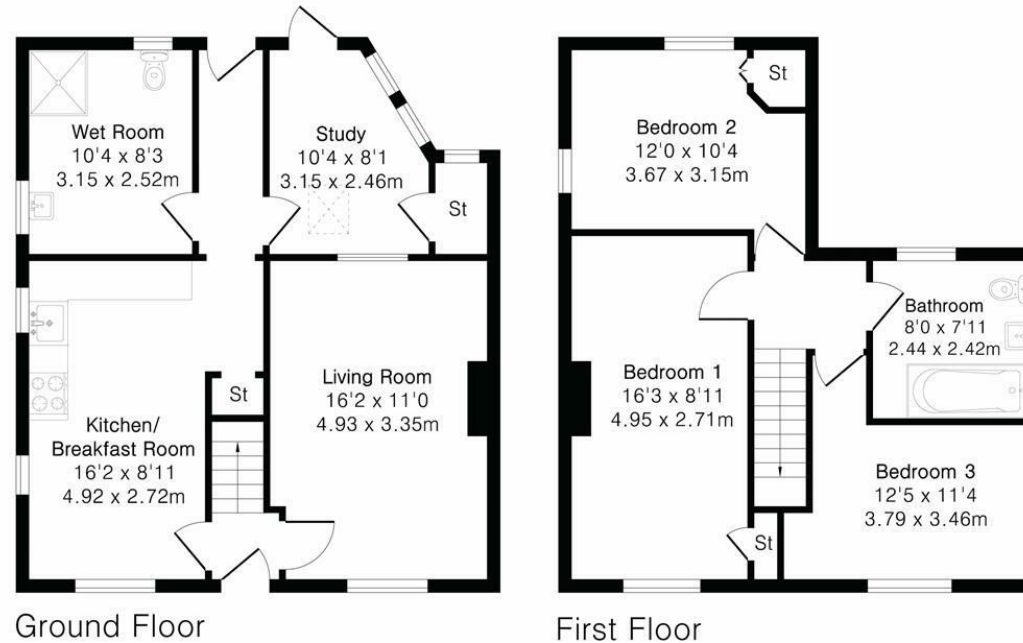




Approximate Gross Internal Area 1096 sq ft - 102 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 501 sq ft – 47 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.


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