

## Summary

A rare opportunity to acquire an outstanding non estate, four bedroom detached house located in close proximity to local amenities and only 4 miles from Bury St Edmunds. This modern home benefits from fitted kitchen, lounge which has been extended to the rear with bi-folding doors to the rear garden, WC, ensuite to master and family bathroom, driveway for multiple cars and a garage.

## Description

### Approximate Room Sizes

#### ENTRANCE HALL

Stairs ascending to first floor, understairs cupboard, doors to kitchen, lounge and WC.

#### LOUNGE 13' 8" x 11' 10" (4.17m x 3.61m)

Double doors lead through to the kitchen, door to hall opening to sun room.

#### SUN ROOM 13' 6" x 11' 04" (4.11m x 3.45m)

Bi-folding doors opening to patio rear garden, three UPVC double glazed floor to ceiling windows.

#### KITCHEN/DINER 13' 6" x 11' 6" (4.11m x 3.51m)

A front-facing kitchen/diner, with a wide range of matching modern gloss-fronted kitchen units,

with wood-effect worktops and upstand.

Integrated within the kitchen are fridge, freezer, double oven, hob with extractor hood above, space for washing machine and integrated dishwasher. Double doors opening to lounge.

#### GROUND FLOOR

WC With low level WC, wash hand basin. UPVC window to rear aspect, cupboard.

#### FIRST FLOOR LANDING

Doors to the four bedrooms and bathroom, access to loft space.

MASTER BEDROOM 13' 3" x 12' 0" (4.04m x 3.66m) UPVC double glazed window to front aspect, triple-doored built-in wardrobe cupboard, with shelf and hanging rail, door to ensuite.

#### ENSUITE

Extensively tiled with a white suite of WC pedestal wash basin, large shower cubicle with glass sliding door and fixed-head and adjustable shower fitted.

#### BEDROOM 2 10' 11" x 9' 11" (3.33m x 3.02m)

UPVC double glazed window to rear aspect.

#### BEDROOM 3

UPVC double glazed window to front aspect.

#### BEDROOM 4

UPVC double glazed window to rear aspect.

#### BATHROOM

Tiled floor an extensively tiled walls, has a matching white suite of WC, vanity basin with storage below, bath with shower screen and separate adjustable-head shower above.

#### OUTSIDE

Front - Private driveway which provides parking for 3 cars leads to the garage, pathway with shingle either side and plants providing a pathway to the front door.

Rear - With turfed rear gardens and timber fence surround. Patio area providing outside sitting space. Private access to the garage and side access to front of property.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – E

Tenure – Freehold

Services – Electric Heating

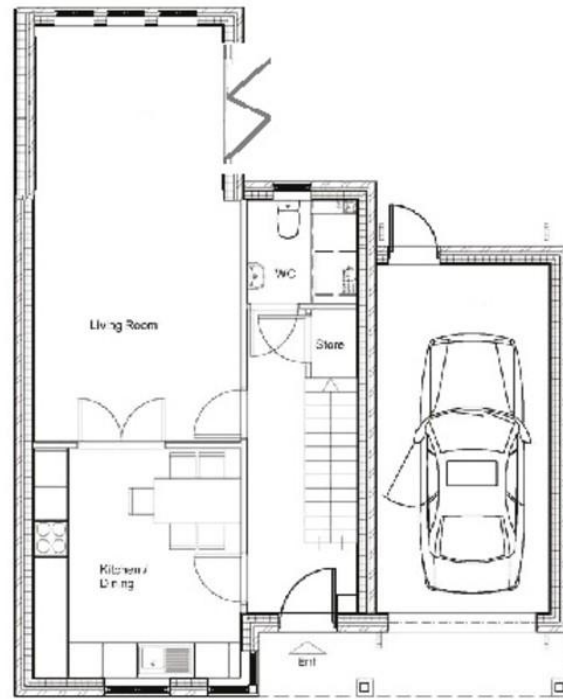
Post Code – IP30 0UX

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Ground Floor Plan



First Floor Plan



If you would like to speak to one of our mortgage advisors call now – 01284 769598  
Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Hambrook Close | Great Whelnetham | IP30 0UX

£455,000

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- Four bedroom detached house
- Kitchen/diner
- Ensuite to master bedroom
- Driveway & Garage
- NHBC Warranty
- 4 Miles from Bury St. Edmunds