

Summary

Step into luxury with this exquisite detached home, prominently positioned within the development and constructed in 2020, still benefiting from the remaining years of its 10-year new build warranty. Offering three bedrooms, two bathrooms, utility room, WC & driveway & ample living space.

Description

Approximate Room Sizes

THE PROPERTY

Step into luxury with this exquisite detached home, prominently positioned within the development and constructed in 2020, still benefiting from the remaining years of its 10-year new build warranty. From the moment you enter the welcoming entrance hall, you'll sense the quality and thoughtful design that defines this property.

The entrance hall not only serves as a warm introduction to the home but also offers practicality with stairs leading to the first floor, cleverly concealing a hidden storage compartment beneath. The living room is bathed in natural light, courtesy of windows on two

aspects, creating an inviting and airy ambiance. French doors beckon you to the garden, seamlessly connecting indoor and outdoor living spaces.

The well-appointed kitchen/diner is a culinary haven, featuring a range of units, integrated oven, and ample space for a dishwasher and fridge/freezer. A door leads to the utility room, home to the gas boiler, and providing space and plumbing for a washing machine and tumble dryer. Conveniently, this area also offers access to the driveway via a door, and the ground floor cloakroom.

Venture to the first floor, where three generously sized bedrooms await. The master bedroom, complete with an ensuite, boasts fitted wardrobes that add both elegance and functionality. A family bathroom serves the additional bedrooms.

Externally, the property presents an open aspect to the front, enhancing its curb appeal. A bloc-paved driveway accommodates two cars, supplemented by additional visitor parking. The rear garden, predominantly laid to lawn, is complemented by a generous patio area, perfect for outdoor gatherings. A delightful surprise is the small semi-permanent external home office at the side of the property, offering a dedicated and inspiring workspace complete with light and power. A timber shed remains, providing additional storage options.

LOUNGE 10' 4" x 18' 6" (3.15m x 5.64m)

KITCHEN/DINER 9' 6" x 18' 6" (2.9m x 5.65m)

BEDROOM 14' 6" x 10' 5" (4.42m x 3.18m)

BEDROOM 9' 3" x 7' 8" (2.82m x 2.34m)

BEDROOM 9' 8" x 8' 7" (2.97m x 2.64m)

AGENTS NOTE We have been made aware by the current owners that there is a maintenance charge for the upkeep of the development.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All mains Services

Post Code – CB9 7JA

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC to follow

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

Beavis Drive | Little Wratting | CB9 7JA

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£339,995

- THREE BEDROOM DETACHED HOME
- CONSTRUCTED IN 2020
- DRIVEWAY
- POPULAR BOYTON PLACE DEVELOPMENT
- 10 YEAR BUILDERS WARRANTY FROM NEW
- KITCHEN/DINER
- UTILITY ROOM