



**St Helier**  
**Wickhambrook, Suffolk**

**DAVID  
BURR**



# St Helier, Attleton Green, Wickhambrook, Newmarket, Suffolk CB8 8YB

Wickhambrook is a lovely rural village with a vibrant community served by a Public House, shop, school, surgery and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 11 miles, in turn providing access to the A14 trunk road to London via the M11. Newmarket (home to British Horseracing) is approximately 7 miles, Cambridge 20 miles and Stansted Airport is approximately 40 minutes.

This detached chalet bungalow is situated in a quiet location on the outskirts of the village within walking distance of amenities. The property offers excellent potential for enlargement, subject to the necessary planning consents sitting within large enclosed gardens measuring 0.32 of an acre.

## A detached chalet bungalow set within 0.32 of an acre with the potential to extend.

Entrance into:

**ENTRANCE LOBBY** With a glazed door leading to the:

**HALLWAY** With stairs rising to the first floor.

**SITTING ROOM** A light double aspect room enjoying a delightful outlook to the front over adjacent paddocks.

**KITCHEN** Extensively fitted with a range of units under worktops with a stainless steel sink and drainer inset. Appliances include an electric oven with four ring electric hob, integrated dishwasher, plumbing for a washing machine and space for a tumble drier and fridge freezer.

**DINING ROOM/BEDROOM 3** With outlook to the side.

**BEDROOM 2** Outlook to the front.

**REAR LOBBY** With a door leading to the rear, cupboard under the stairs and in turn leading to:

**SHOWER ROOM** Fitted with a WC, wash basin, tiled shower cubicle and heated towel rail.

### First Floor

**LANDING** Featuring a large airing cupboard and access to the loft space.

**BEDROOM 1** With wall-to-wall fitted wardrobes and views to the front over adjacent paddocks.

### Outside

The property is situated in a quiet country lane approached via a driveway providing parking for several vehicles in turn leading to the **SINGLE GARAGE** with light and power connected and shed behind. The gardens are predominantly lawned up and around the property to the front, side and rear with a large paved terrace, various apple trees, a greenhouse and additional timber shed.

**TENURE:** Freehold.

**SERVICES:** Mains drains and electric heating. **NOTE:** None of the services have been tested by the agent. There are currently air conditioning/heating units in both the sitting room and first floor bedroom which are disconnected but could be reinstated.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: D.  
£2,032.00 per annum.

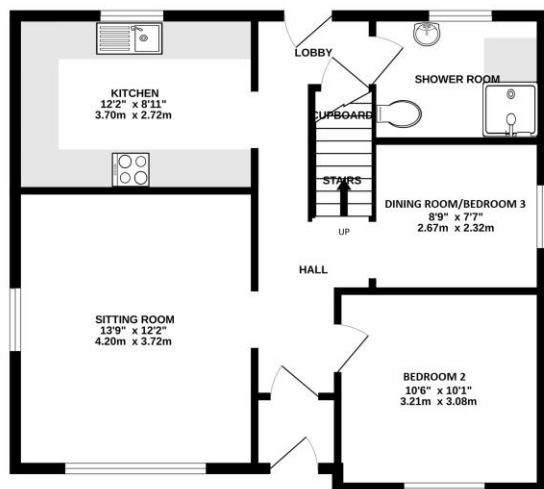
**EPC RATING:** D.

**WHAT THREE WORDS DIRECTIONS:** remotes, patrolled, crafted.

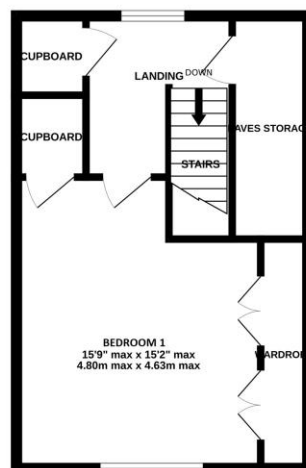
**VIEWING:** Strictly by prior appointment through DAVID BURR.

**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 themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.  
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