



**22 Webb Close
Little Wratting, Suffolk**



22 Webb Close, Little Wratting, Suffolk CB9 7HW

Haverhill is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well-used sports centre with all-weather pitches, gymnasium, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

A beautifully presented and spacious modern four bedroom detached house with ample off-road parking, garage and generous gardens situated on a modern housing development within walking distance of the town's amenities.

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Entrance into:

SPACIOUS HALLWAY With Amtico herringbone flooring, staircase to the first floor and rooms off:

SITTING ROOM A spacious reception room of dual aspect with bayed window and featuring Amtico herringbone flooring.

STUDY A generous study or formal dining room, with outlook to the front.

KITCHEN/BREAKFAST ROOM A stunning open-plan space with a stylish modern kitchen comprising a range of wall and base units under worktop with 1.5 bowl stainless steel sink inset. Integrated appliances include electric oven and four ring gas hob and dishwasher whilst there is space for a fridge/freezer. The room opens out into a spacious Breakfast Area with plenty of space for dining table and chairs, Amtico herringbone flooring, a fitted storage bench, feature panelled wall and French doors leading to the dining terrace. Door to:

UTILITY ROOM With a further range of wall and base units under worktop, space and plumbing for a washing machine and tumble drier. Door leading to outside and door to:

CLOAKROOM WC and wash hand basin.

First Floor

LANDING A spacious landing with airing cupboard, access to the roof space and rooms off.

MASTER BEDROOM A well appointed double bedroom with an En-Suite comprising tiled shower cubicle, pedestal sink unit, WC and extensively tiled walls and flooring.

BEDROOM 2 Another spacious dual aspect double bedroom with outlook to the front.

BEDROOM 3 Another double bedroom.

BEDROOM 4 With outlook to the front.

BATHROOM Stylishly fitted with a panelled bath, WC, pedestal sink unit and extensively tiled walls and flooring.

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Outside

The property is located in a tucked away cul-de-sac location with no neighbours passing through and enjoys parking and turning for multiple vehicles in turn leading to the **GARAGE** with light and power connected. The property enjoys pretty and mature front gardens set behind metal railings. A gated side access leads to the rear of the property where an extensive dining terrace can be found set adjacent an area of traditional lawn, mature flower beds and a further gravel dining area all set within a curved retaining brick wall.

TENURE: Freehold.

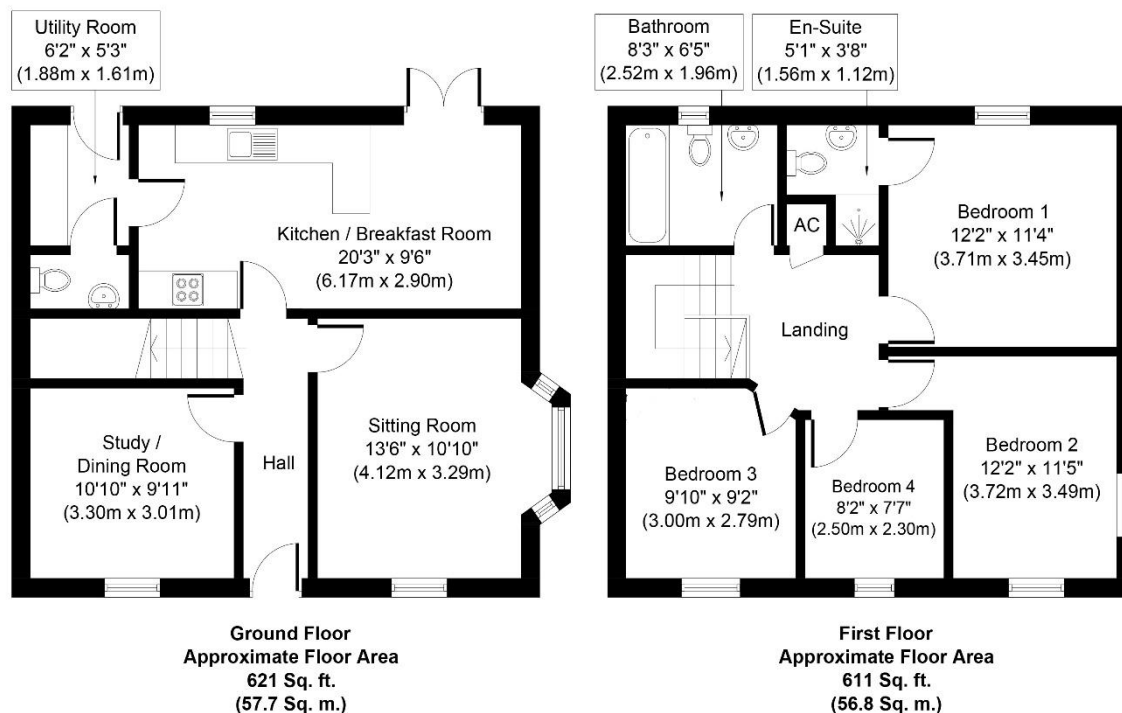
SERVICES: Main drains and electricity. Gas fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: D. £2,084.43 per annum.

EPC RATING: B.

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VIEWING: Strictly by prior appointment through DAVID BURR.



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