



DAVID
BURR

Wratting Croft
Haverhill Road, Little Wratting, Suffolk



Wrattling Croft, Haverhill Road, Little Wrattling, Suffolk CB9 7UD

Little Wrattling is situated approximately 1 mile from the popular village of Kedington, which has a number of facilities including shops, pubs and a school. Kedington is located approximately 4 miles to the west of Clare and has easy access to Cambridge (20 miles), Stansted Airport (20 miles) and Bury St Edmunds (17 miles). Further amenities including supermarkets, shops, restaurants and cinema are available locally in Haverhill.

This substantial 4,000 sq.ft detached Edwardian residence sits in a prominent location convenient for local amenities. The property has recently undergone an extensive refurbishment programme blending original period features with modern finishes including a stunning open plan kitchen/breakfast room and luxurious bathrooms, all set within mature gardens with ample parking. In all about 0.33 of an acre.

An exceptional detached home situated in a prominent location having recently been refurbished to a high specification.

Entrance porch into the:

RECEPTION HALL A spacious and welcoming hallway with double cloaks cupboard, chequered tiled floor, painted oak panelling and impressive turning staircase rising to the first floor.

DRAWING ROOM A charming triple aspect room featuring a tiled fireplace with a wooden surround, parquet flooring and French doors leading to the:

GARDEN ROOM A delightful room with arched doors and windows opening to the garden.

SITTING ROOM A lovely light room with high ceiling and tiled fireplace with wooden mantel.

KITCHEN/BREAKFAST ROOM The hub of the home, this stunning room is extensively fitted with a range of units under granite worktops with sink inset. High quality appliances include a double oven and 4 ring gas hob, integrated tall fridge and freezer and dishwasher while a central preparation island provides further storage. Bifold doors open onto the terrace whilst the kitchen is open plan through to the:

DINING ROOM Also featuring an attractive fireplace with wooden mantel and cupboard to the side and outlook over the rear garden.

UTILITY Fitted with units under worktops with a stainless steel sink and drainer and plumbing for a washing machine.

CLOAKROOM WC and wash basin and heated towel rail.

CELLAR Accessed from the kitchen with window providing ventilation, a useful area for storage.

First Floor

LANDING Features 2 cupboards and in turn leads to:

MASTER BEDROOM Another lovely light room enjoying a double aspect over the rear gardens with **Walk-In Wardrobe/Dressing Room** (not fitted). **En-Suite** a stunning room luxuriously fitted with a white WC, twin wash basins, a large walk-in shower and free standing bath with shower attachment over, heated towel rail and decorative tiled floor.

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BEDROOM 2 Outlook to the front. **En-Suite** fitted with a white WC, wash basin, tiled shower cubicle and a heated towel rail.

BEDROOM 3 Double aspect and featuring a cast iron fireplace, fitted wardrobe and outlook to the side.

BEDROOM 4 With feature fireplace, wardrobe and outlook to the side.

BEDROOM 5 Outlook to the front aspect.

BATHROOM Tastefully fitted with a white WC, wash basin in vanity unit with marble top, larged tiled shower cubicle, rolled top bath with ball and claw feet with shower attachment over and heated towel rail.

Second Floor

DRESSING ROOM/PLAYROOM A spacious room with fitted cupboard and outlook over the rear garden and door leading through to a useful storeroom with an additional access leading into the loft space.

Outside

The property is well screened by a mature tree line and is approached via a gravel driveway providing parking and turning for several vehicles. Gated access leads via either side of the property with a useful storage area to one side leading to a range of **useful outbuildings including a workshop, plant room, store room and large storage cupboard**. The rear gardens enjoy a south westerly aspect with an extensively paved dining terrace leading down to the lawn flanked by mature trees and shrubs.

In all about 0.33 of an acre.

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

LOCAL AUTHORITY West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233

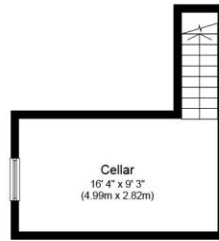
VIEWING Strictly by prior appointment only through DAVID BURR.

AGENT'S NOTE: The photographs contained within this marketing material are for illustration purposes only and relate to a previous historic listing of Wrattling Croft.

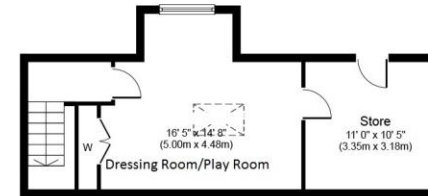
TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



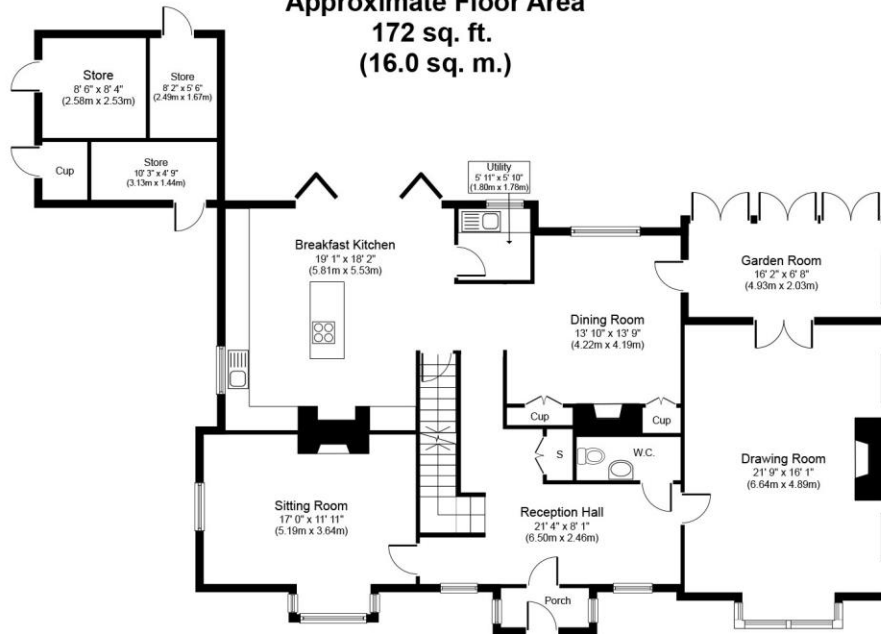
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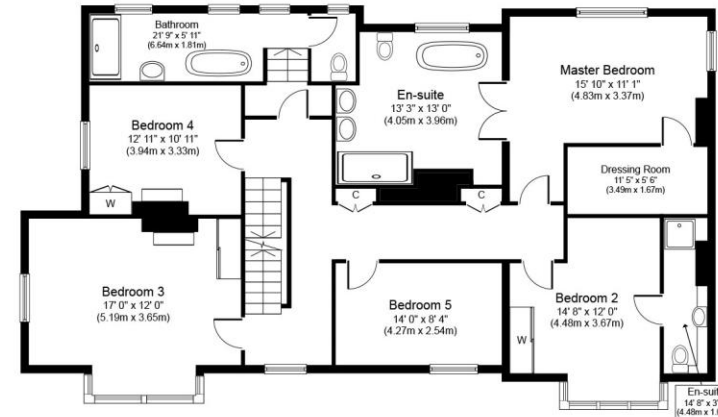
Cellar
Approximate Floor Area
172 sq. ft.
(16.0 sq. m.)



Second Floor
Approximate Floor Area
377 sq. ft.
(35.0 sq. m.)



Ground Floor
Approximate Floor Area
1,884 sq. ft.
(175.0 sq. m.)



First Floor
Approximate Floor Area
1,539 sq. ft.
(143.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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