



**14 Brown's Close  
Wickhambrook, Suffolk**

**DAVID  
BURR**







# 14 Brown's Close, Wickhambrook, Newmarket, Suffolk CB8 8YF

Wickhambrook is a lovely rural village with a vibrant community served by a Public House, shop, school, surgery with a pharmacy 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.

A well presented four bedroom detached bungalow in wonderful Wickhambrook within walking distance of the village amenities. The property benefits from off road parking, garage and front and rear gardens.

## **A four bedroom detached bungalow within walking distance of the amenities with off-road parking, garage and front and rear gardens.**

Entrance into:

**HALLWAY:** With rooms off:

**SITTING ROOM:** A generously sized room with feature electric fireplace and doors leading out to the rear.

**KITCHEN:** Comprehensively fitted with a range of wall and base units under worktop with sink inset, four ring hob electric cooker and space for fridge/freezer, washing machine and dishwasher.

**BREAKFAST ROOM:** With plenty of space for a dining table and chairs with views to the rear.

**DINING ROOM:** A light and spacious room with views to the front aspect.

**BATHROOM:** Comprising WC, pedestal sink and bath with shower over. Tiled walls and flooring.

**BEDROOM 1:** A large double bedroom with views to the front aspect.

**EN-SUITE:** Fitted with a WC, pedestal sink unit and walk-in shower.

**BEDROOM 2:** A large bedroom of double aspect with views to the side and front of the property.

**DINING ROOM/BEDROOM 3:** With outlook to the front.

**BEDROOM 4/HOME OFFICE:** A good sized double room with closet and views to the rear garden.

### **Outside**

The gardens are mainly laid to lawn two designated terrace areas for entertaining, flower borders and shrubbery. **GARAGE** With light and power.

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band C. A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** E. £2,606.14 per annum.

**TENURE:** Freehold.

# 14 Brown's Close, Wickhambrook, Newmarket, Suffolk CB8 8YF

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

**Phone Signal:** Yes. Provider: Coverage is limited.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** None.

**ACCESSABILITY ADAPTIONS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

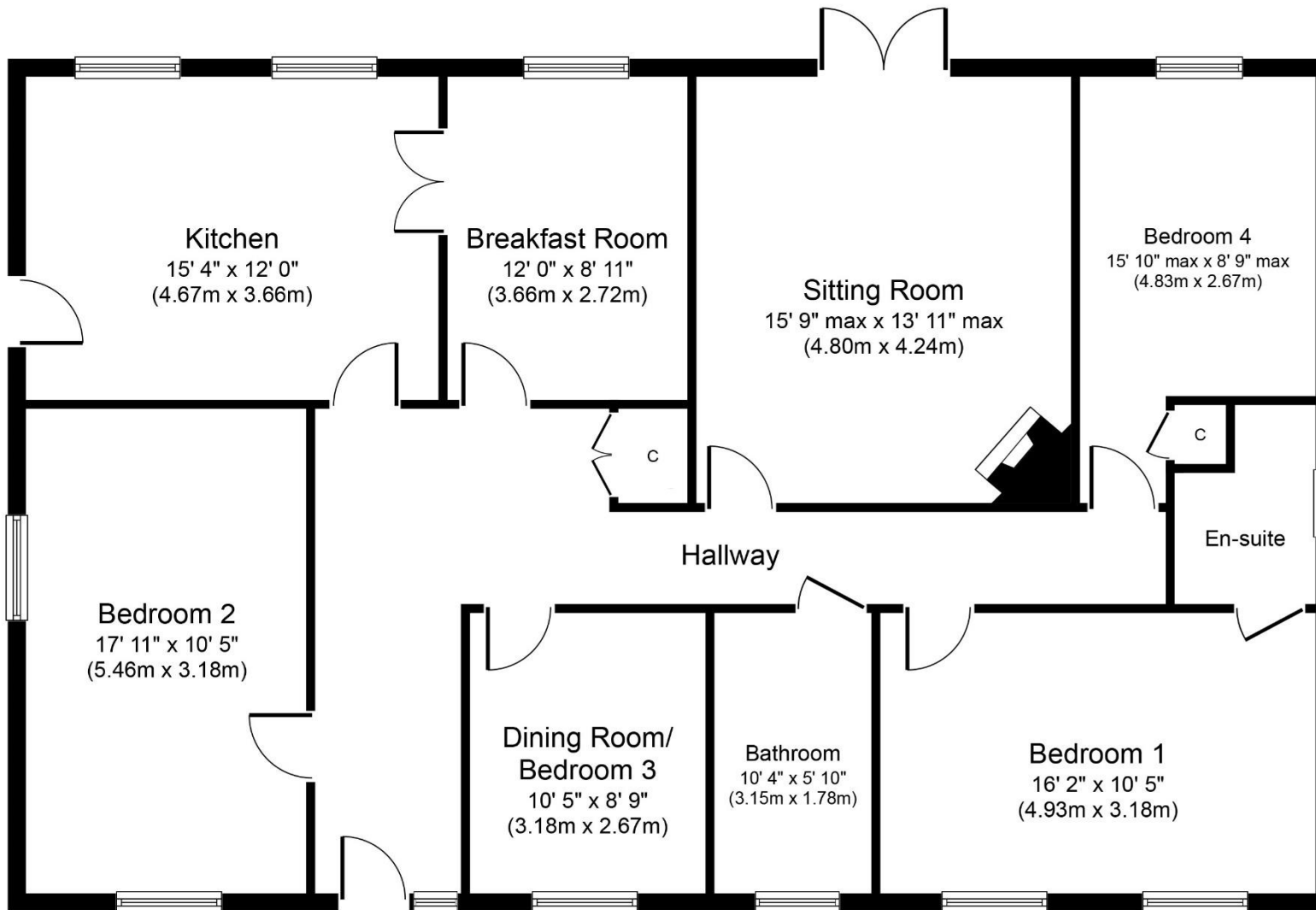
**ASBESTOS/CLADDING:** None known.

**ACCESSABILITY ADAPTIONS:** None.

**VIEWING:** Strictly by prior appointment only 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**  
**Approximate Floor Area**  
**1,391 sq. ft.**  
**(129.2 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)



