



**Grangegreen
Great Wratting, Suffolk**

**DAVID
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Grangegreen, The Street, Great Wratting, Haverhill, Suffolk CB9 7HQ

Great Wratting is a pretty village boasting a vibrant and successful pub, the Red Lion, a thriving Anglican church, St Mary's, and a church room purchased by the village which is used for meetings and concerts. The old vicarage, the old school and the old post office are now - long since - family homes, as are the old forge (which has also been the old Bell pub). The village is well known for its large and hugely successful annual summer fete - held at Great Wratting Hall on the first Saturday in June. Thurlow is approximately 1.5 miles which has a church, junior school, village hall and playing fields. Further facilities are available in Bury St Edmunds (18 miles) and the city of Cambridge (17 miles) with London Stansted airport approximately 30 miles. Barnardiston Hall Preparatory School is also only a short 2 miles away.

A spacious circa. 2,038 sq.ft detached bungalow situated in a quiet location enjoying stunning and peaceful grounds backing onto open countryside. The property sits along a secluded country lane and could be extended/alterd subject to the necessary planning consents. In stunning grounds measuring in all about 0.50 of an acre.

A spacious 2,038 sq.ft detached bungalow with expansive gardens and double garage.

Entrance via a porch into the:

ENTRANCE HALLWAY: With airing cupboard and French doors to:

SITTING ROOM: A generous reception room with outlook across the gardens, open fireplace, sliding doors to the side and opening through to the:

DINING ROOM: With outlook to the side and archway leading through to the:

KITCHEN: Comprising a range of wall and base units under worktop with ceramic sink inset. Integrated appliances include an electric double oven, electric four ring hob, whilst there is space for a fridge/freezer and dishwasher. Door opening into:

SUN ROOM: A lovely addition, a light and airy room of triple aspect with views across the gardens and countryside beyond. French doors leading to the terrace.

BEDROOM 1: A spacious double bedroom with pair of double wardrobes and outlook across the front gardens.

BEDROOM 2: A further double bedroom with outlook across the rear and built-in double wardrobe.

BEDROOM 3: With outlook to the front.

BATHROOM: Comprising panel bath with shower attachment over, separate shower cubicle, pedestal sink unit, WC and heated towel rail. Extensively tiled walls and floor.

CLOAKROOM: With WC, wash hand basin and vanity storage unit.

Outside

The property is approached via a gravel driveway opening into an expansive parking area, providing parking and turning for multiple vehicles in turn leading to the **Double Garage**.

UTILITY: Located to the rear of the garage with a range of further storage cupboards under worktop, space and plumbing for washing machine and tumble dryer. Water softener and Oil fired condensing boiler. Door to:

DOUBLE GARAGE with light and power connected and up and over door.

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The generous front gardens are traditionally lawned, interspersed with a range of mature trees and planting. An access at either side of the property leads through to the rear garden which features an extensive block paved dining terrace with a pathway continuing around to the front of the property on one side and a gravel pathway on the other. The terrace sits adjacent to an area of traditional lawn interspersed with mature trees, surrounded by mature hedging with a Greenhouse, Storage Shed and countryside views beyond. **In all about 0.50 of an acre.**

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

CONSTRUCTION TYPE: Brick and block.

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

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

COUNCIL TAX BAND: E. £2,615.08 per annum.

TENURE: Freehold.

CHAIN: No onward chain.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 56 mbps download, up to 12 mbps upload.

Phone Signal: Yes. Provider: Signal 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: A public footpath is located to the western side of the property.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

ACCESSABILITY ADAPTIONS: None.

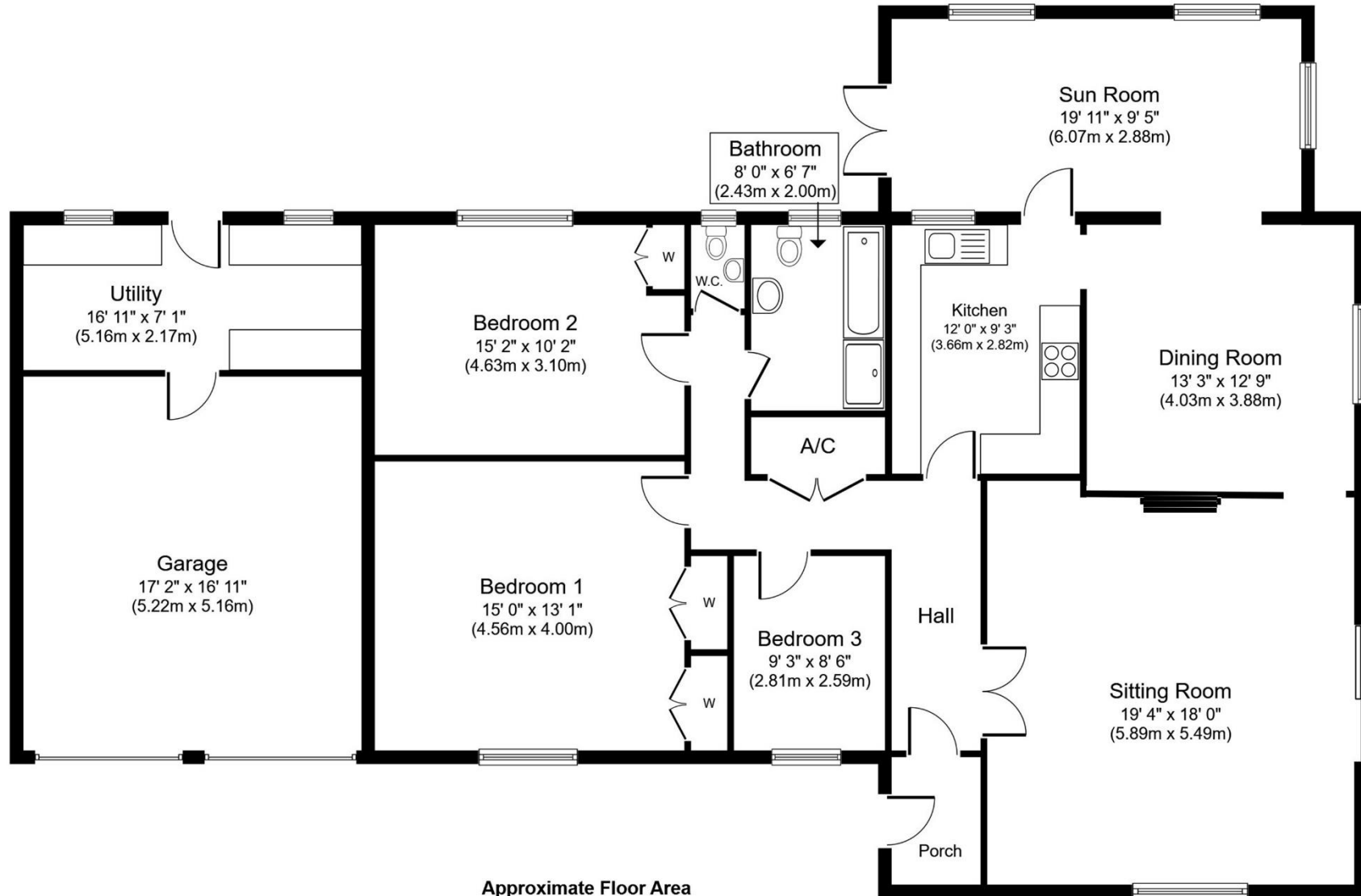
RESTRICTIONS ON USE OR COVENANTS: A covenant is in place relating to maintaining and keep of a stockproof fence to the south wester, south eastern and north eastern boundaries as marked on the Title Plan.

FLOOD RISK: None known.

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.





Approximate Floor Area
2,038 sq. ft.
(189.3 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.

