



**The Beeches,
Wickham Brook**

DAVID
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The Beeches, 1a Bunters Road, Wickhambrook, CB8 8XY

Wickhambrook is a lovely rural village with a vibrant community, served by a public house, shop, school, petrol station, surgery, and parish church, and is closely linked to the A143, which provides fast access to the cathedral town of Bury St Edmunds (approximately 9 miles) and Newmarket (7 miles), in turn providing access to the A14 trunk road to London via the M11.

The Beeches is a modern three-bedroom detached home in a sought-after village setting, enjoying open farmland views to the front. Finished to a high standard throughout, the property offers a bright open-plan sitting/dining room, a contemporary kitchen and utility room. Upstairs are three well-proportioned bedrooms and a family bathroom. Outside, there is ample off-road parking via a gravel driveway, a paved dining terrace and a private rear garden.

A stylish three-bedroom detached home in a popular village location with open farmland views.

Ground Floor

ENTRANCE HALL A welcoming entrance with part glazed front door, wood flooring, stairs rising to the first floor and useful understairs storage.

CLOAKROOM Fitted with a WC and wash hand basin, finished with wood flooring and an obscured side window.

DINING / SITTING ROOM A light-filled room with a window to the front and double doors opening onto the garden. A multi-fuel stove set within an attractive fireplace forms a natural focal point. The room comfortably accommodates both seating and dining areas and benefits from wood flooring throughout.

KITCHEN / BREAKFAST ROOM Fitted with a range of wall and base units, including a full-height pantry cupboard. Worktops incorporate a 1½ bowl sink, with oven, four-ring hob, extractor and integrated dishwasher. Space for a fridge/freezer, breakfast bar seating and a side-facing window.

UTILITY ROOM Providing further storage with worktops and sink, space and plumbing for a washing machine and practical coat and shoe storage. Oil-fired boiler, side window and part glazed door opening to the garden.

First Floor

LANDING With airing cupboard, access to loft space and side window.

BEDROOM 1 A double bedroom with extensive fitted wardrobes and a front-facing window enjoying open views over surrounding farmland.

BEDROOM 2 A comfortable double bedroom with fitted storage and a rear rooflight.

BEDROOM 3 With a front-facing window and views across open fields.

BATHROOM Comprising a panelled bath with shower over, WC and wash hand basin set within a vanity unit. Heated towel rail, wood-effect flooring and rear rooflight.

Outside

To the front, a shingled driveway provides ample off-road parking, bordered by mature hedging. Gated side access leads through to the gardens.

The side garden has a timber shed with power and lighting and opens onto a paved terrace that wraps around to the rear, creating an ideal space for outdoor dining and entertaining. The rear garden is predominantly laid to lawn with an additional patio area, established flower borders and two further timber sheds providing excellent storage.

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

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND C. (£1,996.80 per annum)

EPC D

TENURE Freehold.

CONSTRUCTION TYPE Brick and construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS settled.treatment.tailing

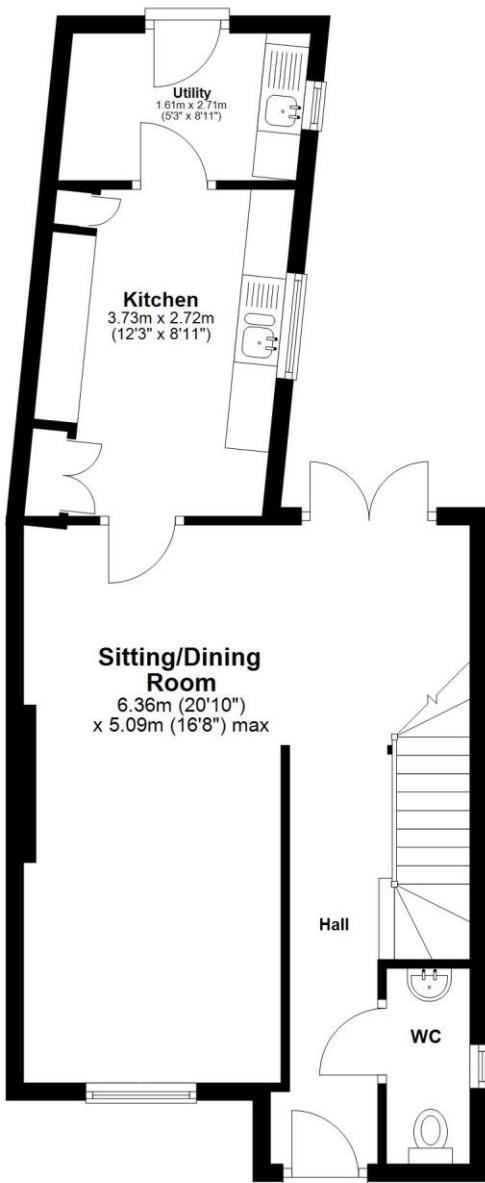
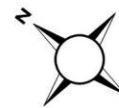
VIEWING Strictly by prior appointment only through DAVID BURR.

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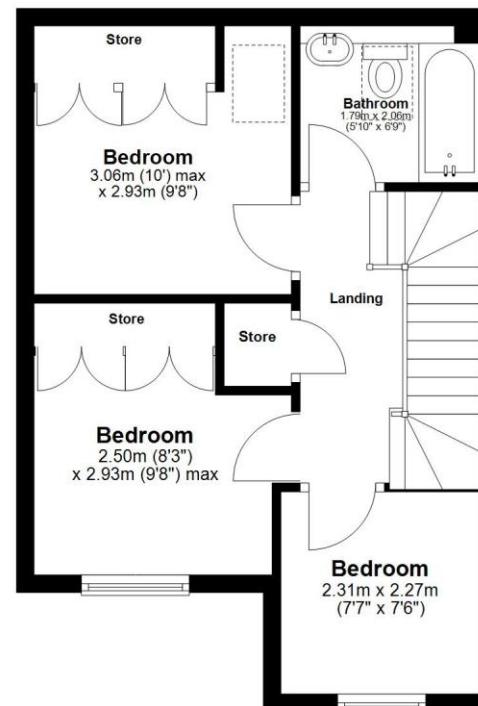
Ground Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 75.9 sq. metres (817.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.