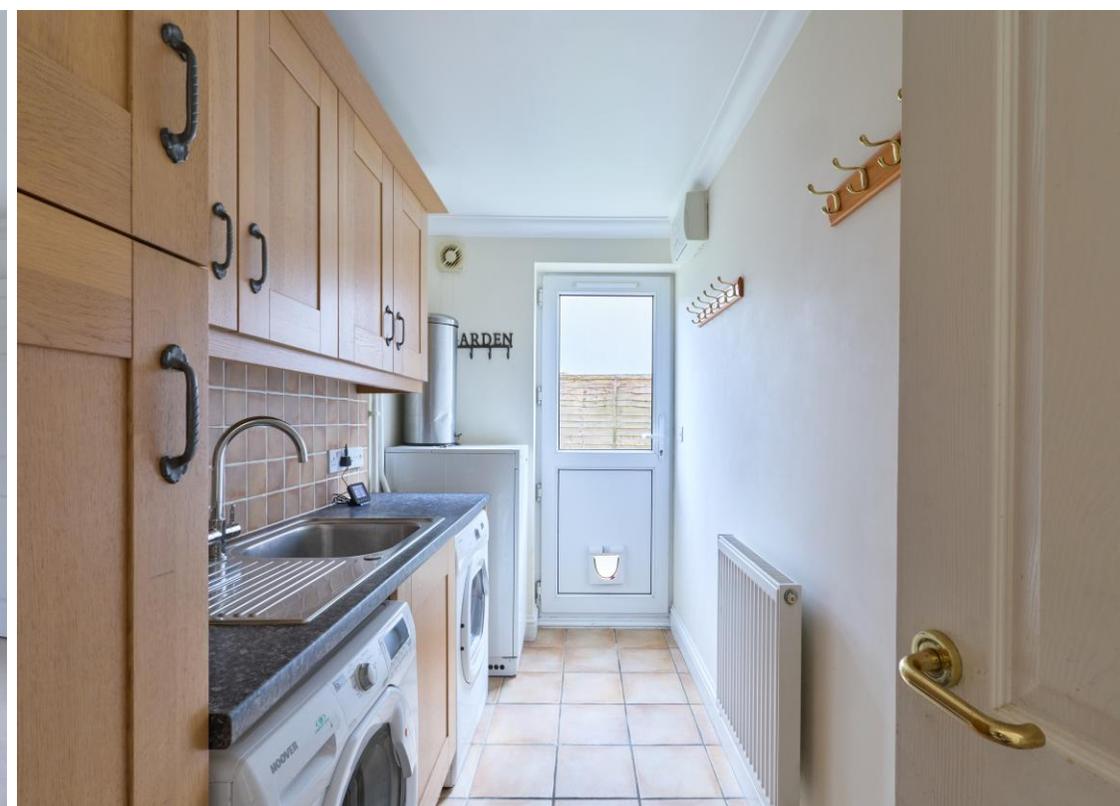




**7 Clopton Park,
Wickhambrook**

**DAVID
BURR**





7 Clopton Park, Wickhambrook, CB8 8ND

Wickhambrook is a lovely rural village with a vibrant community, served by a Public House, shop, school, surgery and parish Church, 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

A particularly spacious and favourably positioned five-bedroom detached home forming part of a quiet development of executive homes, elevated from the road with countryside views on the outskirts of Wickhambrook. The well-presented and generously proportioned accommodation measures in excess of 2,000 sq. ft, all of which versatile with ample space for home-working and family living. Externally enjoying plenty of driveway parking, a detached double garage and a sizeable south facing rear garden. The owner of 7 Clopton Park will benefit from a share in Clopton Wood, a delightful wooded conservation area opposite the property, ideal for walks and picnics.

An impressive and imposing five-bedroom detached home, with a South facing rear garden and no upward chain attached.

Ground Floor

ENTRANCE HALL A welcoming entrance hall with staircase rising to the first floor, windows to the front and side aspects, understairs storage cupboard and doors leading to all principal ground floor rooms.

CLOAKROOM Fitted with a low-level WC, pedestal wash hand basin and extractor fan.

SITTING ROOM A spacious dual-aspect reception room with windows to the front and rear, French doors opening onto the rear patio and a feature fireplace with woodburning stove.

FAMILY / DINING / PLAY ROOM A versatile reception room suitable as a games room, playroom, office, snug or formal dining room, with window to the front aspect.

STUDY Fitted with a comprehensive range of shelving, cupboards and desk unit, with window overlooking the rear garden.

KITCHEN / DINING / FAMILY AREA A generously proportioned room forming the heart of the home, beautifully designed bay window overlooking the garden, additional side window and French doors to patio. Tiled floor. Range of matching wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap. Built-in Neff dishwasher, integrated fridge and freezer. Neff oven with four-ring ceramic hob and extractor over.

UTILITY With plumbing and space for washing machine and tumble dryer, matching storage cupboards and work surfaces, stainless steel sink and drainer, oil-fired boiler, extractor fan and side door to the outside.

First Floor

LANDING Doors to all bedrooms and family bathroom, airing cupboard housing pressurised hot water cylinder, loft access with pull-down ladder leading to a large boarded loft with light.

BEDROOM 1 Dual-aspect room with windows to rear and side, two built-in cupboards and door to:

EN SUITE SHOWER ROOM Low-level WC, pedestal wash hand basin, shower cubicle with Aqualisa shower, tiled walls, extractor fan and obscured glass window to side.

BEDROOM 2 Windows to front and side aspects, two fitted wardrobes and door to:

EN SUITE SHOWER ROOM Low-level WC, pedestal wash hand basin, fully tiled walls, double shower cubicle with Aqualisa shower, extractor fan and obscured window to rear.

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BEDROOM 3 Window to front aspect.

BEDROOM 4 Window to rear aspect.

BEDROOM 5 Window to front aspect.

FAMILY BATHROOM Part-tiled walls and tiled floor, pedestal wash hand basin, low-level WC, walk-in shower cubicle, panelled bath with mixer tap and shower attachment, extractor fan and window to side aspect.

Outside

FRONT The property is approached via a shingle driveway providing off-road parking for numerous vehicles, with mature borders, planted beds, dwarf hedging and a small lawned area. Gated side access leads to the rear garden and detached double garage.

DOUBLE GARAGE Detached with twin up-and-over doors, power and light connected and personal side access door.

SIDE ACCESS AREA Housing oil tank and outside tap.

REAR GARDEN Predominantly south-facing and laid mainly to lawn, with mature trees and borders, fenced boundaries, a large patio area ideal for outdoor entertaining, and hardstanding suitable for a garden shed.

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 G. (£3,744.00 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

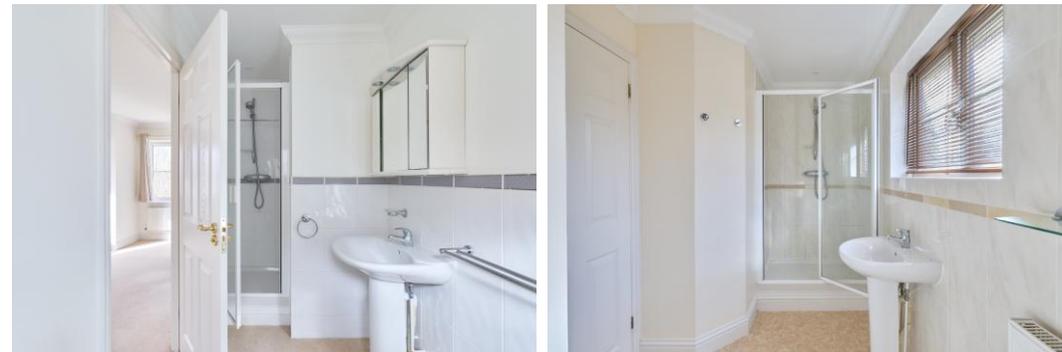
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

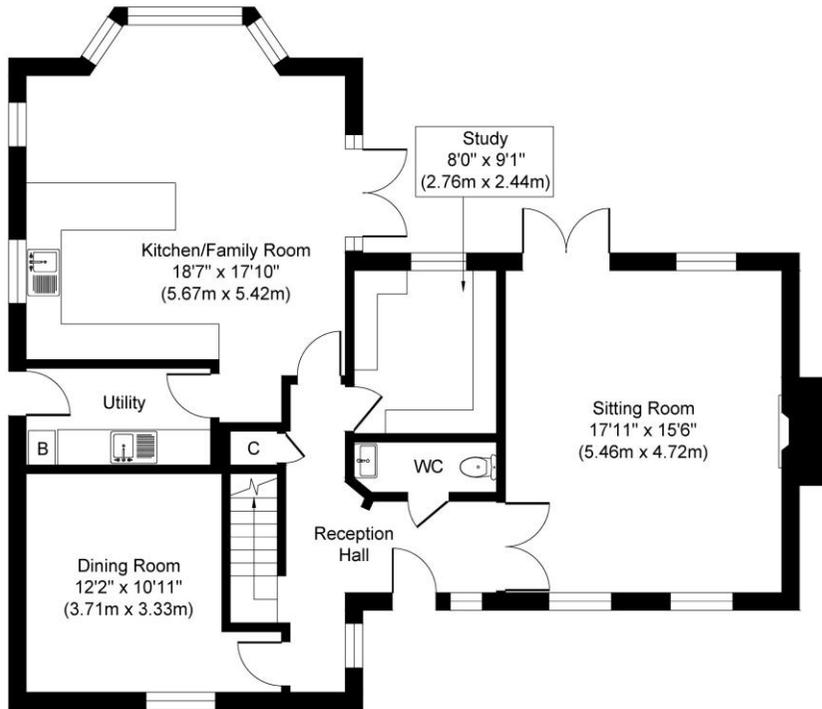
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS typified.lamplight.unlocking

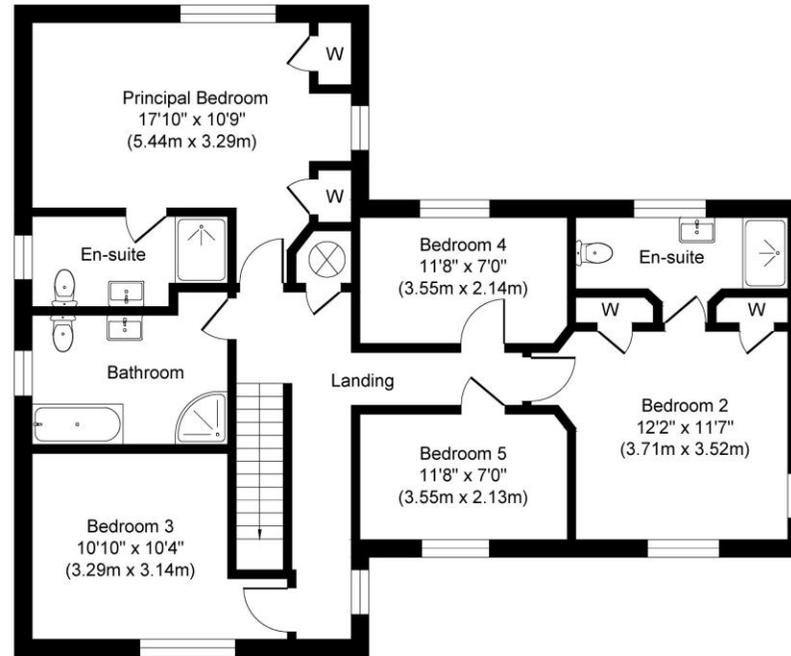
VIEWING Strictly by prior appointment only through DAVID BURR.

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.

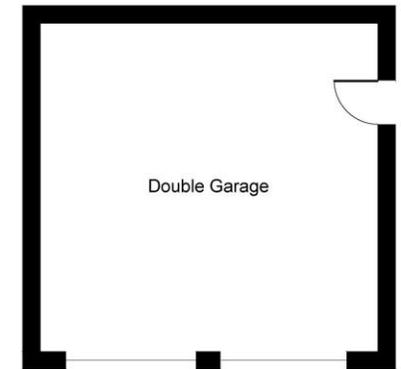




Ground Floor
Approximate Floor Area
1087 sq. ft
(101.01 sq. m)



First Floor
Approximate Floor Area
1056 sq. ft
(98.11 sq. m)



Garage

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.

