



**3 Coltsfoot Close,
Wickhambrook**

**DAVID
BURR**



3 Coltsfoot Close, Wickhambrook, CB8 8UP

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.

The property benefits from a sitting room with a fireplace, 3 bedrooms, a kitchen/breakfast room and conservatory. Additional features include a large driveway, a well-stocked and mature rear garden with an attractive aspect to rear. For sale with NO UPWARD CHAIN.

A 3-bedroom detached bungalow attractively positioned in an established residential cul-de-sac amongst a small cluster of similar properties.

Ground Floor

ENTRANCE HALL With built-in storage, loft access via pull-down ladder, and doors leading to principal rooms.

LIVING ROOM A bright and comfortable reception room featuring a large window to the front aspect and an open fireplace.

KITCHEN / BREAKFAST ROOM Fitted with a matching range of eye- and base-level units and drawers, one-and-a-half bowl inset sink with drainer and mixer tap, integrated oven, 4 ring electric hob with extractor hood above, and work surfaces throughout. Plumbing and space for washing machine and dishwasher. Window to the rear and door leading to the conservatory.

CONSERVATORY Light-filled addition with French doors opening to the rear garden, side access door, and fitted ceiling blinds.

BEDROOM 1 Spacious double bedroom with a range of built-in fitted furniture and a window overlooking the rear garden.

BEDROOM 2 Well-proportioned bedroom with built-in fitted wardrobes and a window to the side aspect.

BEDROOM 3 / STUDY Currently arranged as a home office, complete with fitted desks, built-in furniture, and a storage cupboard. Window to the side aspect.

SHOWER ROOM Comprising a walk-in shower cubicle, wash hand basin set within a vanity unit with storage below, and a chrome heated towel rail.

SEPARATE WC Fitted with a low-level WC and window to the rear aspect.

Outside

FRONT GARDEN Paved driveway providing off-road parking for two vehicles. Mainly laid to lawn with pathway leading to the front entrance.

REAR GARDEN A beautifully landscaped, mature, and well-stocked private rear garden enclosed by fencing. Small area laid to lawn with established borders and beds, a garden pond, and two garden sheds. Additional features include electric sockets, outside tap, pedestrian rear gate providing access to rear pathways, and gated side access leading to the front of the property.

GARAGE / WORKSHOP Equipped with power and lighting, water tap, loft access, and an up-and-over door. Housing the oil-fired boiler and hot water cylinder.

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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 D. (£2,246.40 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 28 mbps download, up to 5 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS openly.baked.mush

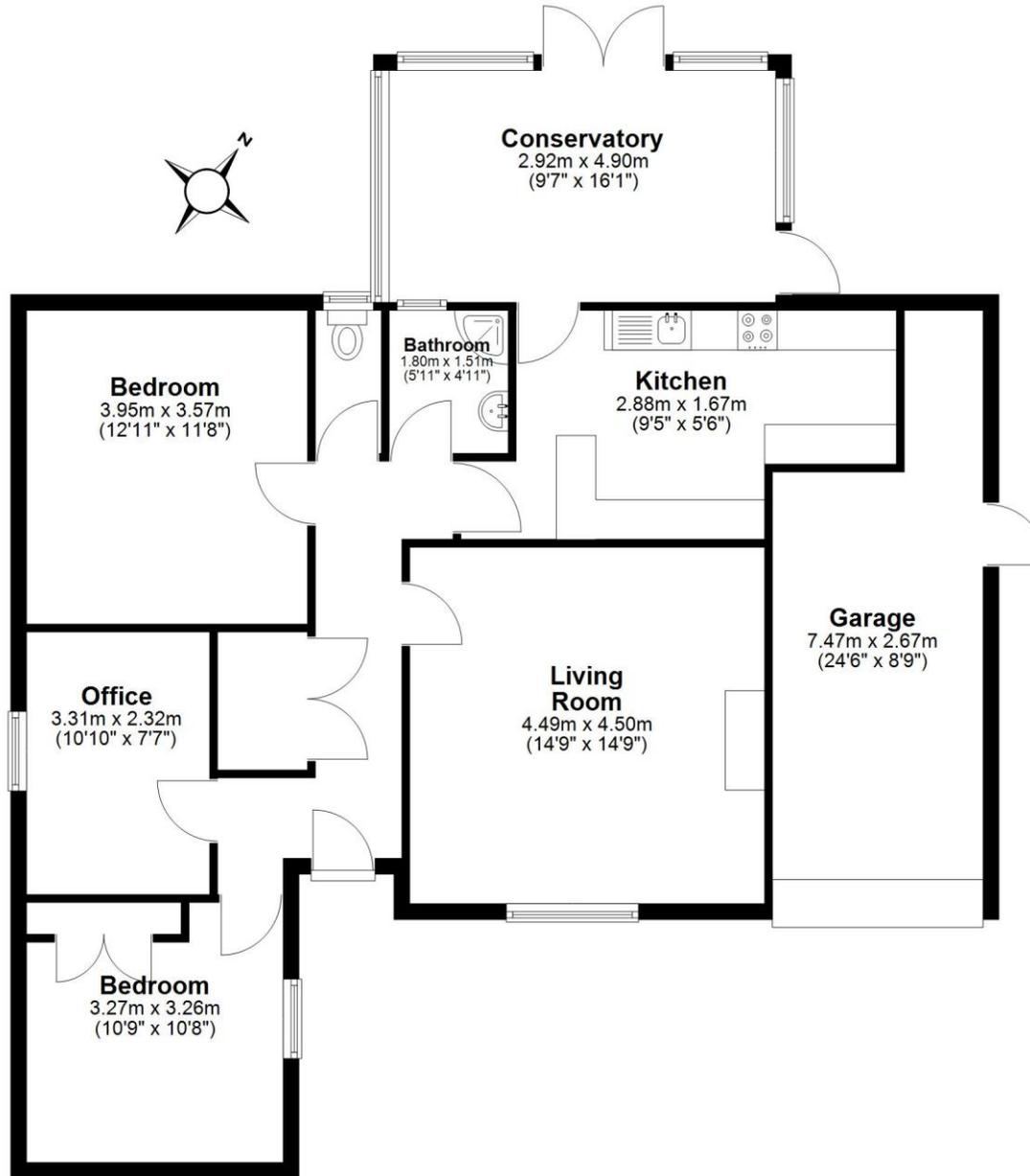
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor

Approx. 115.2 sq. metres (1239.7 sq. feet)



Total area: approx. 115.2 sq. metres (1239.7 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.

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Coltsfoot Close

