

Nunnery Green, Wickhambrook, CB8 8XT

CHEFFINS

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Nunnery Green

Wickhambrook,
CB8 8XT

3 2 3

Guide Price £549,995



- Charming Detached Cottage
- 3 Double Bedrooms - 1 Ensuite
- Over 1,700 sq ft of Accommodation
- Timber Garage/Workshop
- Large Frontage with Ample Parking
- Generous Rear Garden
- Quiet Village Location

A charming 3 bedroom timber framed period cottage, originally believed to comprise three individual cottages dating back over 300 years, later extended and thoughtfully converted into one characterful home. The property enjoys a quiet and private setting, just a stone's throw from the village amenities and doctor's surgery.









LOCATION

WICKHAMBROOK is a sought after village set amidst rolling countryside approximately 9 miles south east of Newmarket, 10 miles south west of Bury St Edmunds & 22 miles east of Cambridge. Amenities include a service station, general store, public house and primary school.

ENTRANCE PORCH
with entrance door, part vaulted ceiling, storage recess, stained glass windows to the front aspect.

SNUG
A charming open plan space with exposed beams and lots of natural light. Featuring a log burning stove set upon a brick hearth with rendered surround, engineered oak flooring, opening through to;

DINING ROOM
Another light reception room with exposed beams, storage in chimney recess, window overlooking the front garden.

LIVING ROOM
A charming reception room with exposed beams and stud work featuring a log burning stove set upon a slate hearth with brick surround, window to the front aspect and French doors leading to the rear garden.

KITCHEN
A country style kitchen comprising a range of handmade wall and base units under granite worktop, central preparation island with butler sink inset, space and plumbing for fridge/freezer, space for electric cooker with extractor hood over, exposed beams, tiled flooring, pantry cupboard, windows to the front aspect and French doors leading out to the rear garden.

UTILITY AREA/HALL
with space and plumbing for washing machine and tumble dryer, window to the rear aspect, storage cupboard, stairs leading to the first floor.

CLOAKROOM
with a low level WC, vanity unit with counter top sink, heated towel rail, window to the rear aspect.

REAR HALL
with stained glass windows and door leading out to the rear garden.

FIRST FLOOR

LANDING
Spacious part vaulted study/landing with a window to the rear aspect.

BEDROOM 1
A generous double bedroom with vaulted ceiling, clothing rails fitted into chimney recess, fitted shelving, exposed beams, window to the front aspect and high level windows to the side.

ENSUITE SHOWER ROOM
Comprising a walk-in shower cubicle, pedestal sink unit, low level WC, heated towel rail, part panelled and part tiled walls, window to the rear aspect.

BEDROOM 2
A further double bedroom with exposed beams, built-in wardrobes, window to the front aspect.

BEDROOM 3
Another charming double bedroom with built-in storage cupboard, window to the front aspect.

BATHROOM
Comprising a freestanding roll top bath with claw feet and shower attachment, vanity unit with counter top sink, low level WC, tiled walls, window to the rear aspect.

OUTSIDE
The front of the property is approached via a shared track with a vehicular right of access. This in turn leads onto an expansive private gravel driveway set behind a pair of 5 bar gates providing parking for multiple vehicles and a further area laid to lawn with a mature tree, oil tank and hedgerow borders.

A unique 'Hobbit' style door provides access to the rear garden with an expansive paved dining terrace set adjacent to the remainder of the garden which is laid to lawn with a range of mature trees, flower beds and deep raised border. Featuring a greenhouse, summerhouse, various garden sheds, raised vegetable beds and an orchard.

GARAGE/WORKSHOP
Timber built with light and power, pedestrian doors to both sides.

SALES AGENTS NOTES
Please note the property is of Timber framed construction with a pantile roof.

For more information on this property, please refer to the Material Information Brochure on our website.















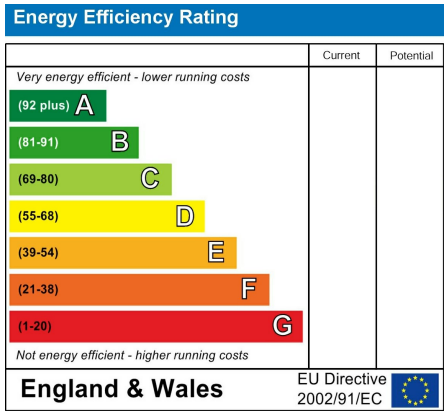









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Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk





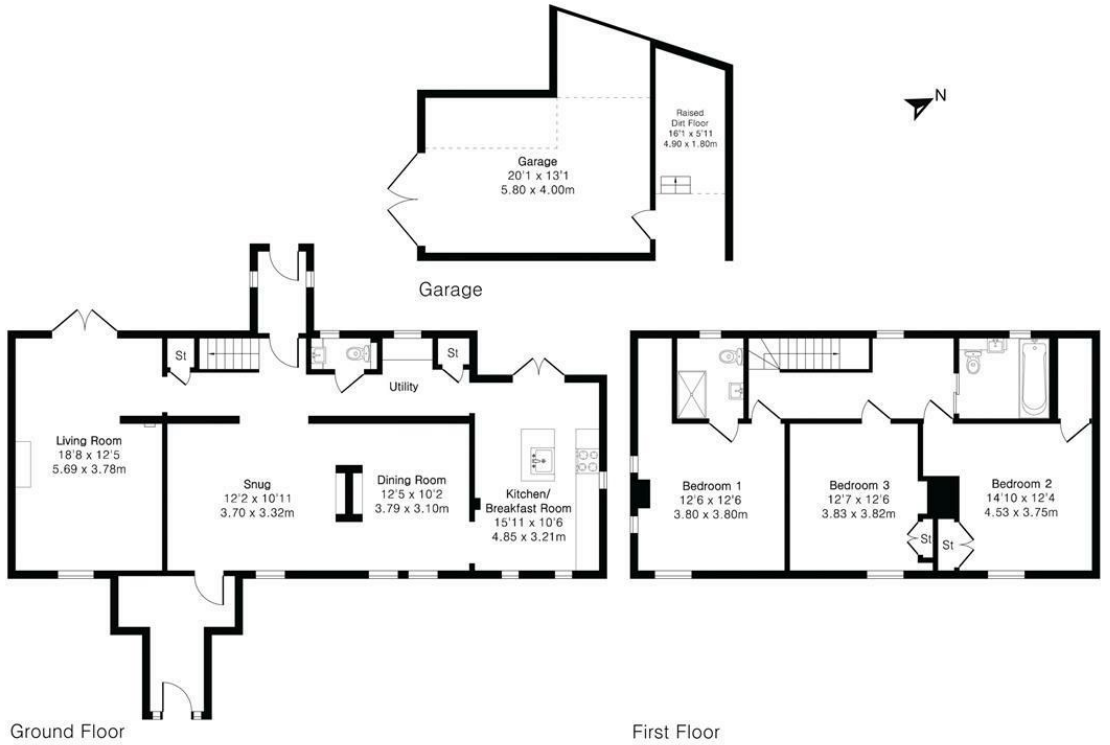








Approximate Gross Internal Area 1766 sq ft - 164 sq m
(Excluding Garage)
Ground Floor Area 1038 sq ft – 96 sq m
First Floor Area 728 sq ft – 68 sq m
Garage Area 250 sq ft – 23 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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