

Briarcroft,
Wickhambrook, Suffolk

DAVID BURR









Briarcroft, Attleton Green, Wickhambrook, Suffolk, CB8 8YB

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 and the home of horse racing; Newmarket, both approximately 9 miles, in turn providing access to the A14 trunk road to London via the M11.

This detached modern property, measuring close to 2,300 sq. ft is situated in a quiet location on the outskirts of the village convenient for local amenities. The property has been significantly extended and updated by the current vendors to create a stylish and comfortable home, including a particularly impressive vaulted kitchen / dining living area opening to the garden, and sits within mature south-west facing gardens, with off road parking and a two-bay oak garage.

A detached modern property measuring close to 2,300 sq. ft in sought after village location

Ground Floor

ENTRANCE HALL A spacious and welcoming area with stairs rising to the first floor and a coat cupboard.

SITTING ROOM A well-proportioned double aspect room with open fireplace and countryside views to the front and double French doors opening to the rear.

KITCHEN / BREAKFAST ROOM The hub of the home, this impressive vaulted room is part of the recent addition to the property and enjoys a double aspect with skylights and bi-fold doors opening to the rear garden. The kitchen is extensively fitted with a range of units under quartz worktops with a double stainless-steel sink and drainer inset. Appliances include two Neff ovens, a coffee machine and microwave, wine cooler, five ring induction hob with downdraft extractor fan, dishwasher and space for an American style fridge /freezer. Filtered water tap, water softener and shelved walk-in pantry. Underfloor heating. Open through to the:

DINING ROOM A spacious area, open plan to the:

SNUG A cosy area, featuring media centre wall and outlook to the front.

STUDY / BEDROOM A flexible room overlooking the rear garden.

SHOWER ROOM Extensively tiled with a shower cubicle, wash hand basin, WC and heated towel rail.

UTILITY ROOM With Units under worktops with stainless steel sink and drainer, plumbing for a washing machine, stable style door leading to the garden and loft access leading to the mezzanine store room.

CLOAKROOM With hand wash basin, WC and window to the rear aspect.

First Floor

LANDING Spacious landing, featuring a large airing cupboard with doors to:

BEDROOM 1 A light, double-aspect room with a walk-in wardrobe and built-in wardrobes, and an outlook over open countryside to the front.

ENSUITE Stylishly fitted with a white WC, washbasin, panelled shower cubicle and heated towel rail. Also, fitted with a skylight.

BEDROOM 2 Fitted wardrobes and window to front and side aspect.

BEDROOM 3 With fitted wardrobes and drawers, outlook to the rear.

BATHROOM Stylishly fitted with a white WC, washbasin, bidet, bath with shower over and heated towel rail.

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Outside

The property is situated along a quiet country lane, within walking distance of the doctor's, village pub, shop, and school. The property is approached by a gravel driveway providing parking and, in turn, leading to the two-bay oak garage, with a five-bar gate to the side providing further parking and storage beyond.

The gardens enjoy a south-westerly aspect and are predominantly lawned, with a terrace and paths paved in Indian sandstone spanning the width of the rear of the property, ideal for al fresco entertaining, and feature mature borders, trees, and shrubs, with an enclosed gated area to the side featuring vegetable beds and a greenhouse. The garden has post-and-wire fencing running behind the laurel hedge, which ensures it is dog-proof.

Material Information

SERVICES Oil fired central heating. Mains water, electricity and drainage. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F.

TENURE Freehold.

WHAT3WORDS limbs.staring.footpath

CONSTRUCTION TYPE Traditional brick construction with aluminium windows and low-maintenance Hardie Plank cladding.

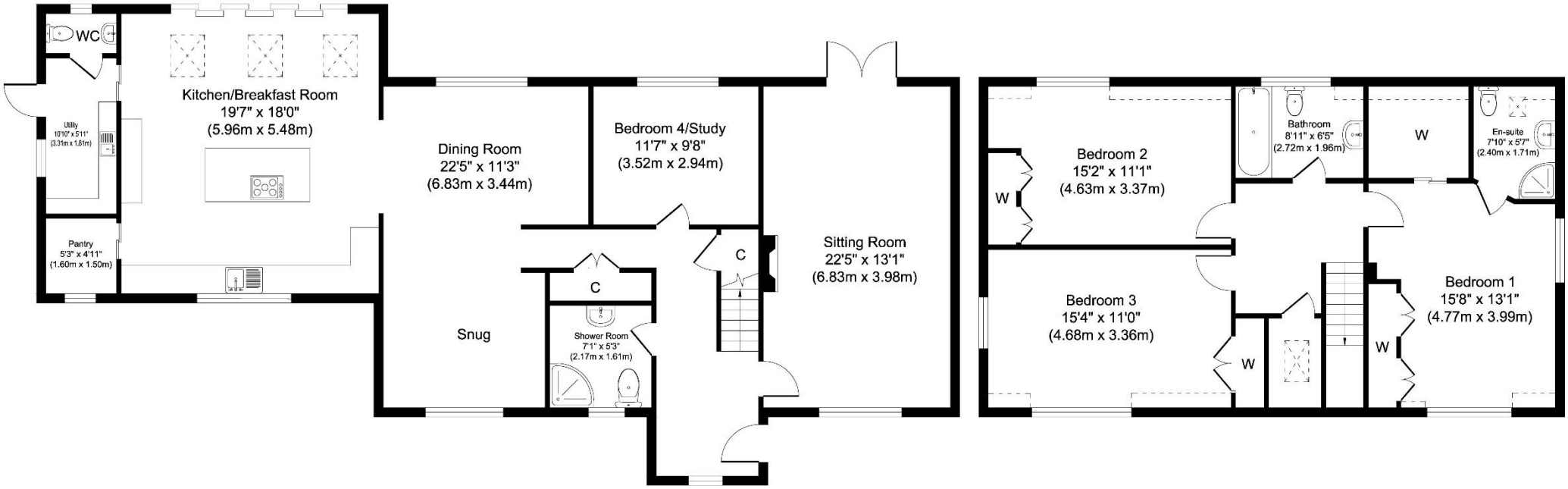
COMMUNICATION SERVICES (Broadband: Yes. Speed: Up to 55 mbps download, up to 12 mbps upload.
Phone Signal: Likely with Three, EE, O2 and Vodafone.

EPC Band D.

VIEWING by prior appointment only through David Burr estate agents.







Ground Floor
Approximate Floor Area
1380 sq. ft
(128.24 sq. m)

First Floor
Approximate Floor Area
887 sq. ft
(82.43 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.

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