



Edmunds 16A, Bunters Road, Wickhambrook,  
Newmarket, Suffolk

**Pocock + Shaw**

Edmunds  
16A Bunters Road  
Wickhambrook  
Newmarket  
Suffolk  
CB8 8XY

An individual 4 bedroom detached house set back from the road and situated on the edge of the village with views to the front over farmland. The property benefits from a double aspect living room and separate dining room, a converted garage/study and 4 double bedrooms with one en-suite.

Offers in excess of £400,000



**Location** Wickhambrook is a lovely rural village with a vibrant community served by a Public House, shop, school, surgery with a pharmacy and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 11 miles, in turn providing access to the A14 trunk road to London via the M11. Newmarket (home to British Horseracing) is approximately 7 miles, Cambridge 20 miles and Stansted Airport is approximately 40 minutes.

### Accommodation

**Entrance hall** with a part glazed entrance door, stairs leading to the first floor.

**Cloakroom** with a hand basin and low level WC.

**Living room** () a double aspect room with sliding patio doors overlooking the garden.

**Dining room** with a pair of French doors leading to the living room.

**Kitchen/breakfast room** with a range of fitted base and wall mounted units, worktops with inset sink and drainer, integrated eye level oven and grill with a 4 ring ceramic hob and extractor hood over, built in cupboard and half glazed door leading to the side.

**Study** formerly the garage with a door and window to the front aspect and a further door to the side.

### First floor

**Landing** with a large built in cupboard.

**Bedroom 1** with a window to the front aspect.

**En-suite shower room** with a walk-in shower, hand basin with storage under, low level WC, tiled walls.

**Bedroom 2** with a window to the rear aspect.

**Bedroom 3** with a window to the front aspect.

**Bedroom 4** with a window to the rear aspect.

**Bathroom** with a bath with shower over, hand basin, bidet and low level WC, part tiled walls.

**Outside** The property is set well back from the road with a block paved parking area for 2 vehicles, gated access leading to a front garden with block paved pathways, a lawn and shrub and flower borders. A side access leads to a rear garden with a lawn and shrubs, a paved area, timber shed and a raised block paved patio.

### Services and tenure

**Tenure** The property is freehold.

### Services

Mains water, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 11Mbps, Ultrafast: 80Mbps. Mobile phone coverage by the four major carriers available.

EPC: Band D

**Council Tax** E West Suffolk District Council

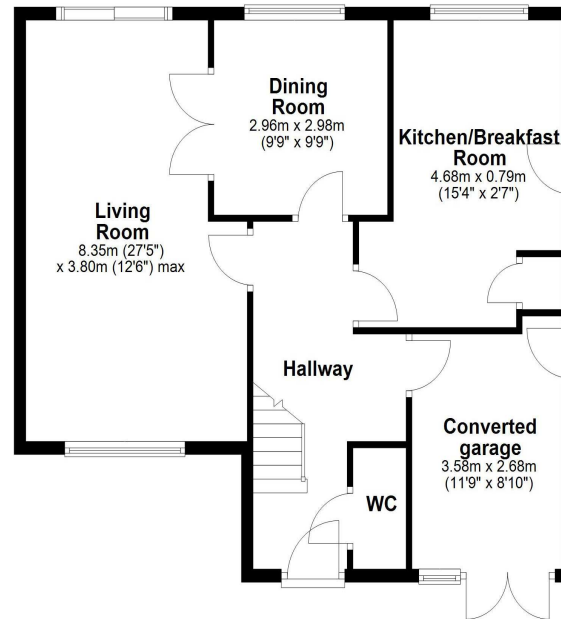
**Viewing** By Arrangement with Pocock + Shaw PBS





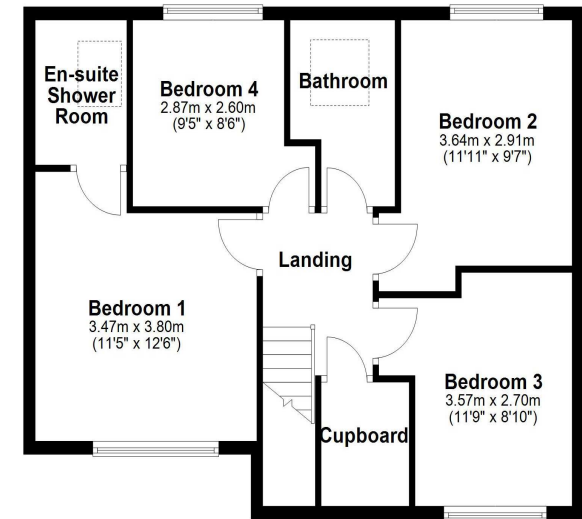
**Ground Floor**

Approx. 84.9 sq. metres (914.3 sq. feet)



**First Floor**

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 148.9 sq. metres (1602.9 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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