



Boyden Close, Wickhambrook

Offers Over £375,000

LEE WILKINSON

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Boyden Close, Wickhambrook

Lee Wilkinson Estate Agents are pleased to offer for sale the three/ four bedroom family home close to the centre of the well served village of Wickhambrook. The property has been modernised and completely refurbished by the current owners and now offers tasteful and modern accommodation. The property offers three good sized bedrooms upstairs with the option to use a downstairs room as a bedroom, playroom or office space. The garden is well maintained, with a solid tiled roof shed. Parking is also plentiful with parking for up to five cars on the driveway. Wickhambrook offers good local amenities including Primary school, village stores with Post Office, public house, with restaurant, and Doctors surgery, all within walking distance from this lovely home. Bury St Edmunds, Clare, Newmarket and Cambridge offer more comprehensive leisure and retail outlets in the local area.

Property Ref; LW0712





Sitting Room

3.84m max x 4.65m max (12'7" x 15'3")

Multi-fuel stove, set on a tiled hearth. Wood effect floor. Large window to front aspect. Door through to Bedroom 4/Playroom, and opens to;

Kitchen/Diner

2.94m max x 5.65m max (9'7" x 18'6")

The kitchen is fitted with a modern range of shaker style wall and base units, with solid wood worksurface and upstand over. Ceramic Belfast style sink, with mixer tap over. Eye level double oven, separate four ring hob, with extractor over and glass splashback behind. Integral dishwasher, large pantry cupboard, and space for large American style fridge/freezer. Space for large family dining table. Double doors leading to the garden patio area, as well as window to rear aspect and part glazed door to side.



Bedroom 4/Playroom/Office

5.09m max x 2.3m max (16'8" x 7'6")

Utilised by the current owners as a playroom, this space could have many uses. Window to front aspect. Stable style door to rear, and doors through into both Cloakroom and Utility cupboard.



Bedroom 1

4.31m max x 3.69m max (14'1" x 12'1")

Large window to front aspect.

Bedroom 2

2.94m x 3.22m (9'7" x 10'6")

Window to rear aspect with views over rear garden.

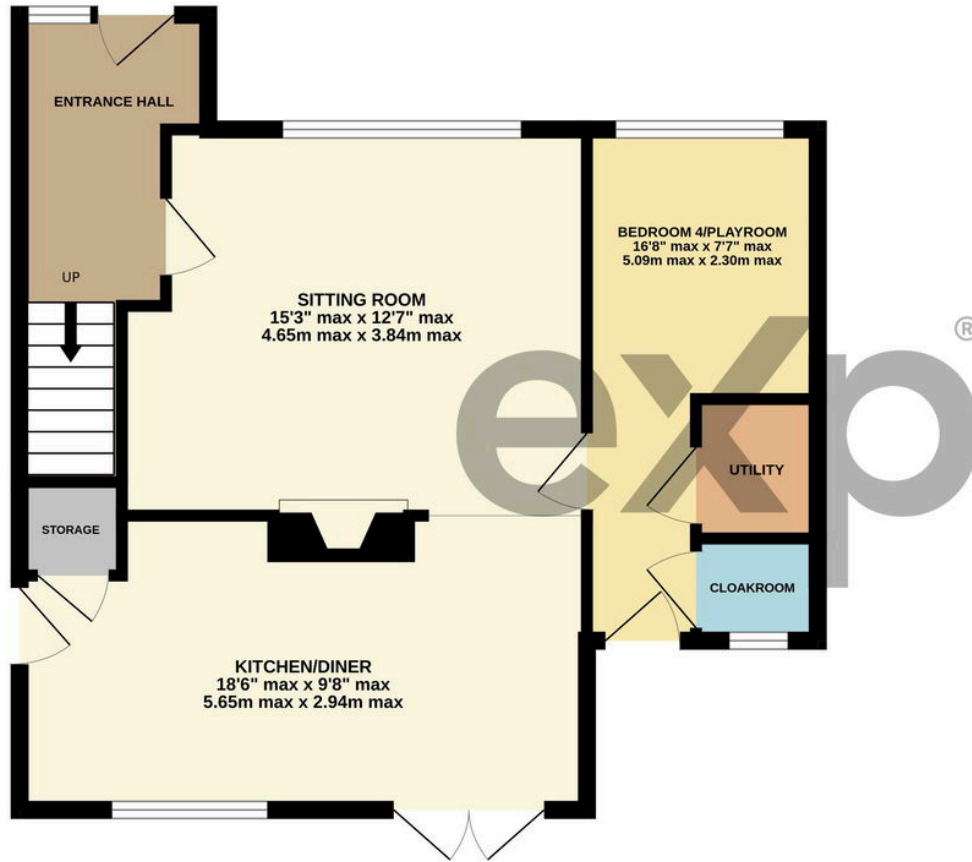
Bedroom 3

2.78m max x 2.66m max (9'1" x 8'8")

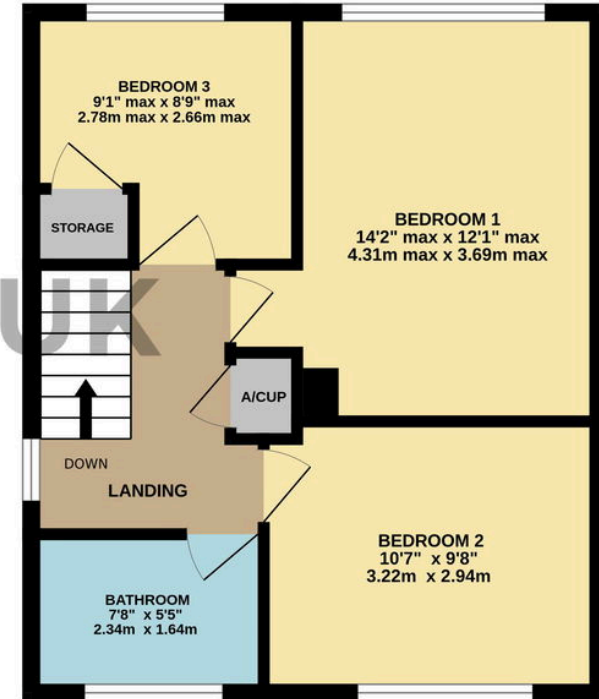
Built in over stairs storage cupboard. Window to front aspect.



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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