



**2 The Meadows**  
**Wickhambrook, Suffolk**

DAVID  
BURR





## 2 The Meadows, Wickhambrook, Suffolk CB8 8GW

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, in turn providing access to the A14 trunk road to London via the M11.

A modern four bedroom detached family house that occupies an enviable position tucked away from the road in this highly regarded Suffolk village. 2 The Meadows has been presented to a high standard throughout whilst offering generous accommodation to both floors that incorporates in brief four bedrooms (two ensuite), large sitting room, family room, study and open plan kitchen breakfast room with adjoining utility room. This excellent property affords underfloor heating to the ground floor and is benefitted by a delightful enclosed rear garden, double garage and off-street parking for multiple vehicles.

### A stunning four bedroom detached family house enjoying a wonderful position within this highly regarded village.

**ENTRANCE HALL** With stairs rising to the first floor, and doors leading to;

**KITCHEN/BREAKFAST ROOM** A large room with fitted units and drawers with worktops over and an inset sink accompanied by drainer. Island breakfast bar with units under. Integrated appliances include double oven, dishwasher, fridge freezer as well as four ring induction hob with matching extractor hood. Windows to front aspect and patio doors leading to the garden.

**SITTING ROOM** Large room with window to the side aspect and patio doors leading to the garden.

**FAMILY ROOM** With window to the side aspect.

**STUDY** With window to the front aspect.

**CLOAKROOM** Wall mounted hand basin with W/C.

#### First Floor

**LANDING** Airing cupboard as well as doors leading off to;

**BEDROOM 1** Window to side aspect with double built in wardrobes and door leading to **ENSUITE** which is complete with fully tiled shower cubicle, W/C and hand basin.

**BEDROOM 2** Window to side aspect and door leading to **ENSUITE** also complete with tiled shower cubicle, W/C and hand basin with tiled splashback.

**BEDROOM 3** With built in wardrobes and window to the front aspect.

**BEDROOM 4** With window to the front aspect.

**BATHROOM** Bath with screen and shower over. Fully tiled around the bath, complete with W/C and hand basin. Window to the rear aspect.



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### Outside

The rear garden is predominately laid with artificial turf, but has a patio off the rear of the property and a path carved from turf. There are sleeper lined beds and a selection of shrubs. All of this is completed by the garden being surrounded by a wall matching the brick of the property, with a gate leading out to the driveway for several vehicles, and the double garage with up and over doors. This is also equipped with light and power, as well as a side door leading back into the garden.

**SERVICES** The property is fuelled by an air source heat pump (ASHP). Mains water, electricity and drainage. Note, none of these have been tested by the agent. In brief, an ASHP is situated outside so that it can absorb the heat from the air and upcycle that and boost to then a higher temperature. The pump needs electricity to run, however it will then produce more heat than electrical energy used.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** F.

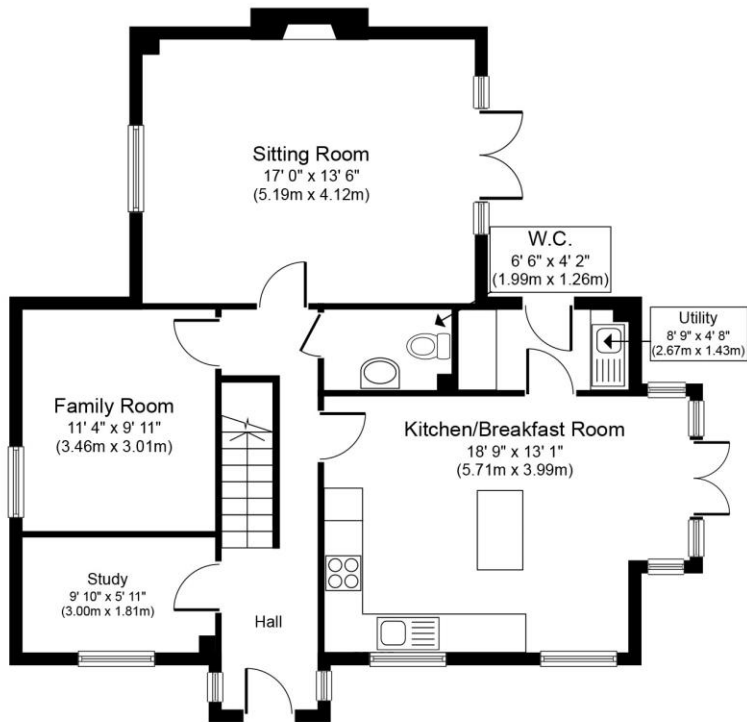
**TENURE** Freehold.

**EPC** B.

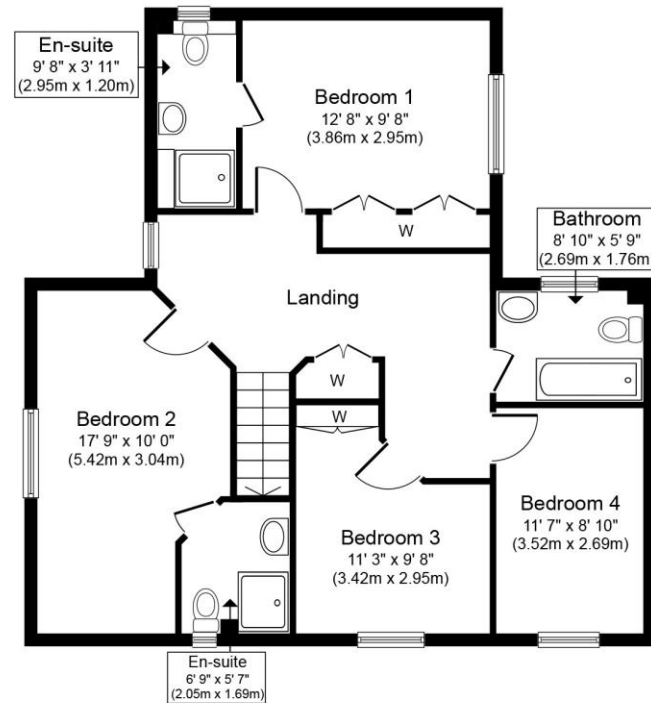
**WHAT3WORDS** curiosity.dressings.domestic

**VIEWING** by prior appointment only through David Burr estate agents.

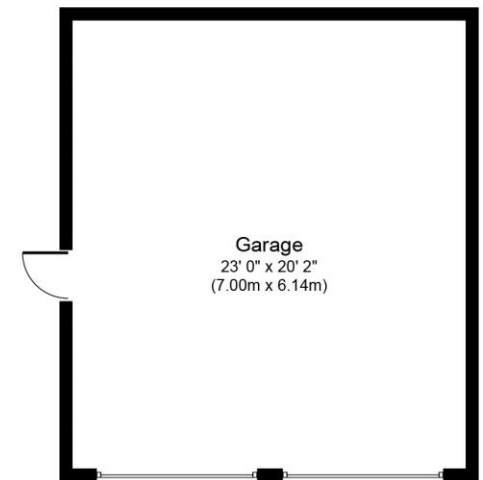




**Ground Floor**  
**Approximate Floor Area**  
**822 sq. ft.**  
**(76.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**781 sq. ft.**  
**(72.6 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**463 sq. ft.**  
**(43.0 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.



