

DAVID  
BURR



Pipers Corner

Wickhambrook, Suffolk

# Pipers Corner

Giffords Lane, Wickhambrook, Newmarket, Suffolk

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This circa. 2,500 sq.ft detached bungalow is situated on a quiet village lane, yet within a short drive of amenities. The property enjoys a generous plot within an elevated position backing onto countryside and further benefits from a double integral garage and a two bay car port, parking for multiple vehicles and large gardens.



- Circa 2,500 sq.ft detached bungalow
- Situated on a quiet village lane
- Within a short drive of amenities
- Generous plot within an elevated position backing onto countryside
- Double integral garage and two bay car port
- Parking for multiple vehicles
- Large gardens

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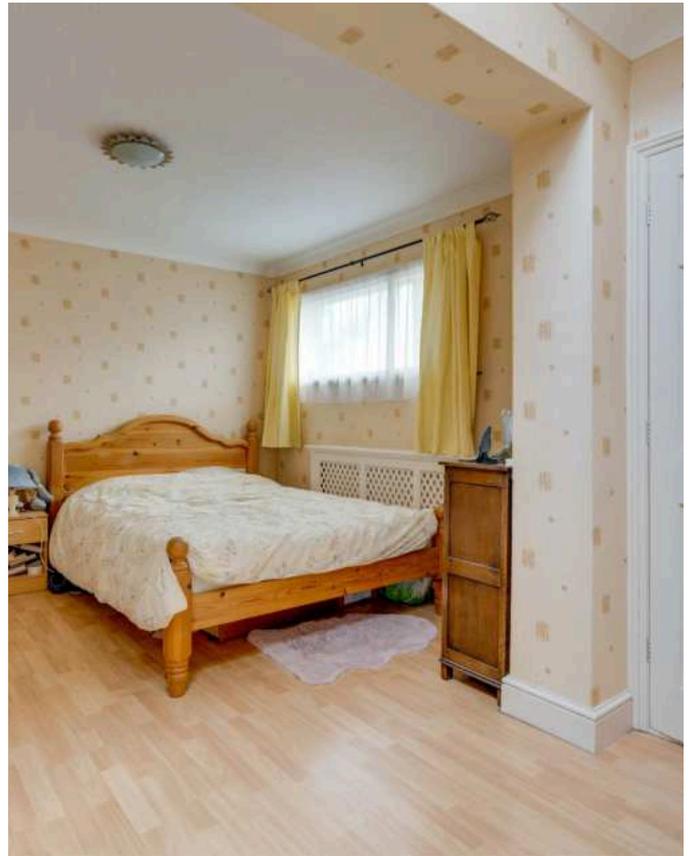
Telephone 01787 277811  
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## INTERIOR

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The property enjoys spacious and versatile living accommodation comprising as it is currently laid out, a generous open-plan KITCHEN/BREAKFAST ROOM, comprising a range of wall and base units under worktop with Belfast sink inset. Integrated appliances include a range style cooker while there is space for a fridge/freezer and dishwasher. Opening to the BREAKFAST AREA with plenty of space for a dining table and chairs and two pairs of French doors opening to the garden. DINING ROOM, LIVING ROOM, STUDY and a particularly charming vaulted GARDEN ROOM and further enjoys FOUR generous DOUBLE BEDROOMS, all with built-in wardrobes. The principal suite enjoying an EN-SUITE BATHROOM. Furthermore there is UTILITY space and a large GARAGE/WORKSHOP AREA that could be converted into further accommodation (subject to the necessary planning consents).



## EXTERIOR

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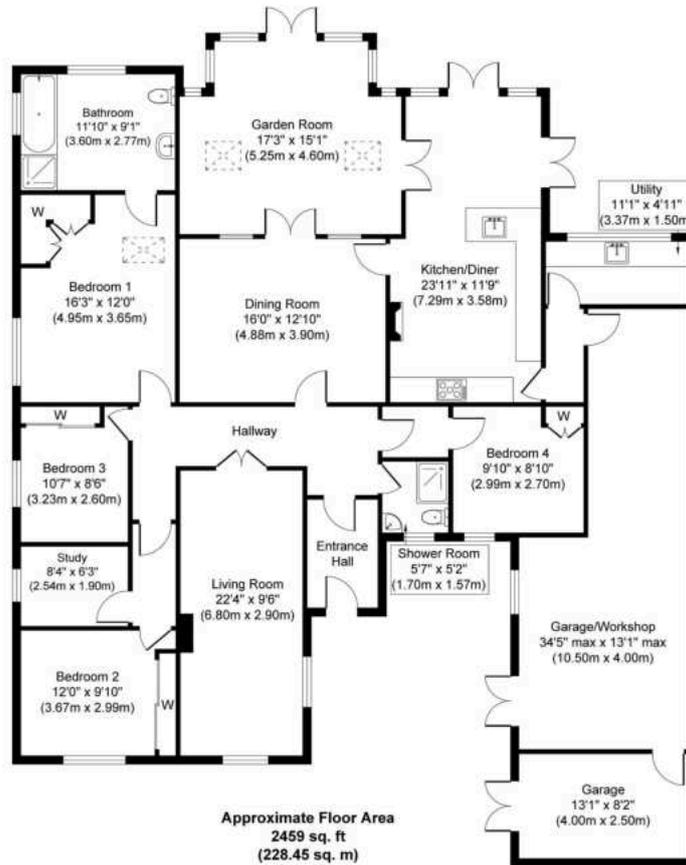
Approached via a gravel driveway providing parking and turning for multiple vehicles in-turn leading to the detached TWO BAY CAR PORT and INTEGRAL DOUBLE GARAGE. The front gardens feature areas of traditional lawn interspersed with mature trees and planting. A gated access leads to the rear garden featuring areas of Al Fresco dining terrace and a large decked terrace area set adjacent a large expanse of traditional lawn, interspersed with mature trees and mature flower beds. Further outbuildings include a pergola and greenhouse.



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# Floorplan



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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# Wickhambrook, Suffolk

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.



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: E. £2,741.44 per annum.

PROPERTY POSTCODE: CB8 8PQ.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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