



## NUNNERY GREEN WICKHAMBROOK CB8 8XT

£300,000  
FREEHOLD

This good size established family home is located in the sought after village of Wickhambrook. Offering good size living accommodation including sitting room, dining room, kitchen, utility room and ground floor cloakroom. On the first floor you will find 3 good size bedrooms and family bathroom. Outside the gardens are well kept and of a good size.

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# NUNNERY GREEN

- Well Presented Semi Detached Family Home
- Two Reception Rooms
- Kitchen/Breakfast Room
- Oil Fired Central Heating
- Three Good Sized Bedrooms
- Utility Room & Ground Floor Cloakroom
- Allocated Parking Space To Rear With Visitor Parking
- Large Well Kept Front & Rear Gardens
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with a storage cupboard. Stairs to the first floor. Radiator.

## Sitting Room

Well-proportioned room with an inset electric fire and modern surround. Two windows to the rear. Radiator.

## Dining Room

Spacious sized room with bay window to front. Radiator.

## Kitchen/Breakfast Room

Modern kitchen with wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for kitchen appliances including free standing cooker with extractor hood over and an integrated under counter fridge. Understairs cupboard and door to rear porch. Window to rear. Radiator.

## Rear Porch

## Cloakroom

W.C, wash hand basin. Window to front.

## Utility Room

Space and plumbing for washing machine, space for tumble dryer and fridge. Two windows to side.

## Storage Room

Window to rear.

## Landing

Airing cupboard, loft access. Radiator. Loft access, window to side. Radiator.

## Bedroom 1

Built in wardrobe. Two windows to rear. Radiator.

## Bedroom 2

Two windows to front. Radiator.

## Bedroom 3

Built in storage cupboard, windows to rear and side. Radiator.

## Bathroom

Bath with door with electric shower over, W.C, wash hand basin, towel rail. Window to front.

## Outside

### Front Garden

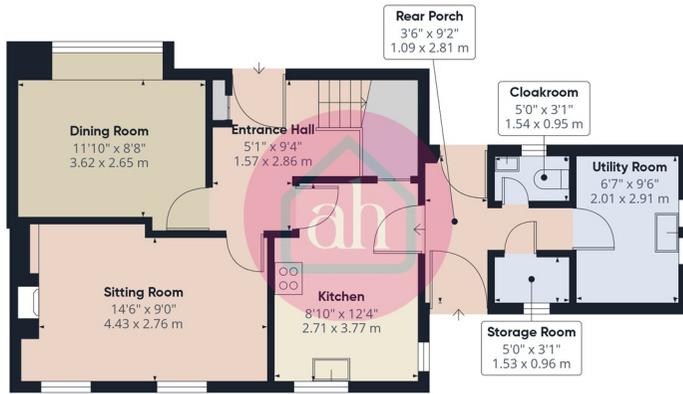
To the front the garden is of a good size, it is mainly laid to lawn, enclosed by hedging and fencing, path to front door.

### Rear Garden

The rear garden is mainly laid to lawn with patio area, summer house, garden path leading to the rear, enclosed by fencing and hedging. Gate providing access to rear.

# NUNNERY GREEN





Ground Floor



Floor 1



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Approximate total area<sup>m</sup>

998 ft<sup>2</sup>

93.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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