



31 Burton End, West Wickham

Offers Over £550,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are pleased to offer for sale, this stunning Grade 2 listed, four bedroom, character cottage, in the lovely village of West Wickham. The current owners have made many improvements to this property during their ownership, including an extension, with the kitchen/dining/ living room being a particular highlight of this lovely home. Outside, there are well maintained gardens, to the front and rear, and great views across open countryside to both aspects, as well as a double garage and off road parking. West Wickham is a quiet, rural hamlet, with local amenities, including schooling, in the nearby villages of Linton and Balsham, both of which are easily accessible. Cambridge City Centre, Haverhill and Saffron Walden are also within easy reach, all offering an extensive amount of retail and leisure facilities.

Property Ref; LW0712





Porch

1.49m x 1.95m (4'10" x 6'4")

Wooden entrance door leading into the porch, which provides the perfect space for coat and shoe storage. Window to side aspect. Tiled floor, and wooden part glazed door into;

Entrance Hall

Stairs to the first floor with under stairs storage area. Separate large storage cupboard and window to side aspect. Opening to;

Kitchen/Diner

8.17m max x 3.96m max (26'9" x 12'11")

A beautifully presented bright, social room, extended by the current owners. The kitchen area comprises shaker style wall and base units with wooden worksurface over and 1½ bowl ceramic sink and drainer inset, with filter mixer tap over. Double eye-level oven with warming drawer under. Four ring induction hob with extractor over. Breakfast bar seating area, and separate island unit with storage under. Space and plumbing for both dishwasher and American style fridge/freezer. Wooden flooring throughout the room. Window to front aspect and door doors with glazed side panels into the rear garden. Three roof light windows, bringing plenty of light into this room. Latch and brace door through to;





Utility Room

2.4m x 1.98m (7'10" x 6'5")

Fitted with a range of wall, full height and base units with work surface over. Stainless steel sink and drainer inset with mixer tap over. Floor mounted boiler, and space and plumbing for washing machine. A water softener is fitted within one cupboard. Tiled floor and part tiled walls. Window to rear aspect overlooking the garden.

Sitting Room

4.61m x 4.65m (15'1" x 15'3")

A well proportioned, yet cosy room, with curved brick fireplace, and multi-fuel stove inset, set on a brick hearth. Wooden flooring and windows to both front and rear aspects,

Shower Room

2.47m max x 4.84m max(8'1" x 15'10")

Three piece suite, comprising W/C, hand basin with storage shelves under, and walk-in shower with glass screen and thermostatic shower with rainfall and multi jet functions. Heated towel rail and wall mounted mirror. Tiled walls and floor. Window to side aspect.

1st Floor - Landing

A lovely galleried landing space, with exposed wooden beams and double airing cupboard. Windows to side and front aspects. Stairs to second floor. Doors through to;

Bedroom 1

4.58m x 2.89m (15'0" x 9'5")

Fitted with large double storage cupboard. Windows to both front and rear aspects, with far reaching views over rolling countryside. Opens through to;

Walk-In Wardrobe

1.81m x 1.63m (5'11" x 5'4")

Hanging rails to three sides providing space for different length garments.

Bedroom 2

2.48m max x 4.06m max (8'1" x 13'3")

Window to front aspect.

Bedroom 3

2.63m x 2.2m (8'7" x 7'2")

Window to rear aspect with views over fields.





Bathroom

1.66m x 1.7m (5'5" x 5'6")

Fitted with pedestal wash hand basin and panelled bath with mixer tap and shower attachment over. Tiled walls and wooden flooring. Window to rear aspect.

W/C

0.79m x 1.86m (2'7" x 6'1")

W/C and small hand basin set into a vanity unit with storage under. Tiled walls and wooden floor. Window to side aspect.



2nd Floor - Landing

Built in book shelves, and nook space, which could be used as a desk or storage space. Door through to;

Bedroom 4/Hobby Room

3.11m x 3.04m (10'2" x 9'11")

A fantastic room with exposed beams and window to front aspect overlooking countryside. The current owners utilise this room as a craft room, however, it has previously been used as a bedroom.

Double Garage

5.52m x 4.97m (18'1" x 16'3")

Supplied with power and light and benefitting from electric garage door. Wooden personal door and window into rear garden.



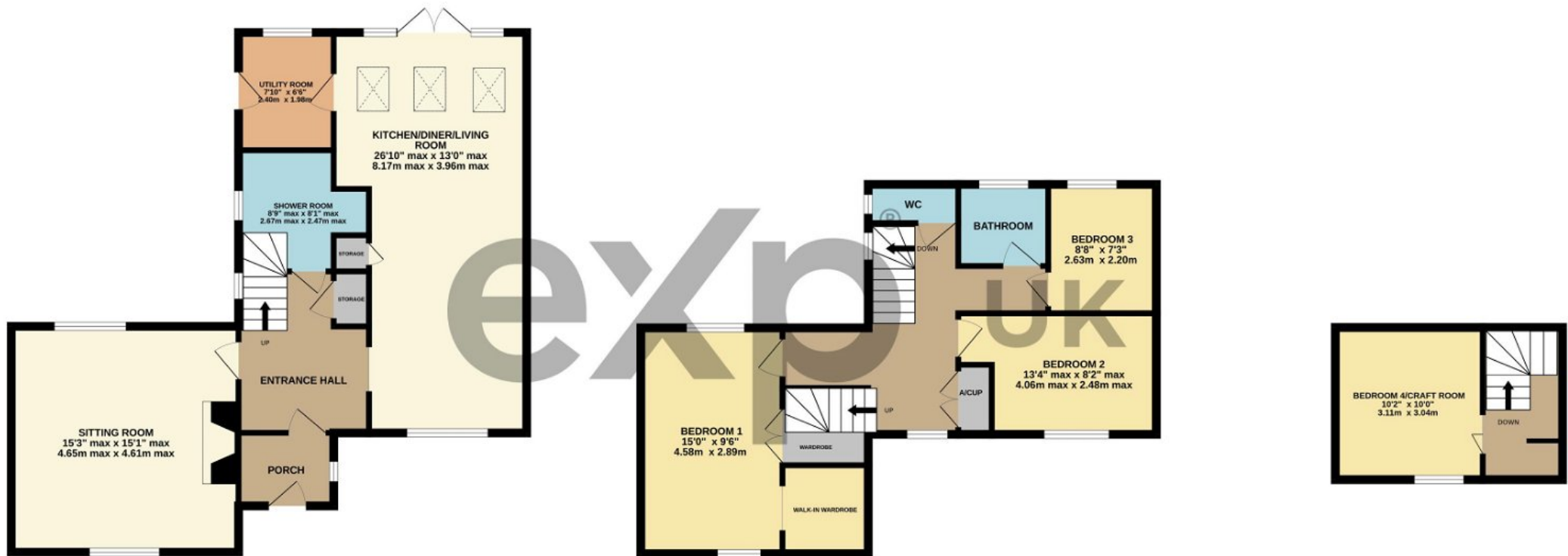
Outside

The gardens are well maintained. To the front of the property is a pretty space, with meandering path through flower beds, leading to the entrance door. This garden is enclosed by wooden fencing and access gate. To the side of the property is a shingled, part covered shared driveway, leading to the double garage, and parking. The rear garden is a lovely space, with six foot curved brick wall boundary, creating a lovely walled garden, with beautifully maintained beds and borders planted with seasonal mature plants. Small area of lawn and a large paved patio ideal for entertaining. Greenhouse and wooden workshop/storage shed.

GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.

2ND FLOOR
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.8 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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