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**66 High Street  
, West Wrating, CB21 5LU  
£2,200**

Large and unusual period country house with 4 bedrooms ; village location West Wrating within easy reach of surrounding towns especially Cambridge and Haverhill. Garden studio/workroom with power. Period features and exposed beams. New windows throughout, oil fired central heating ,and driveway . Mature rear garden with large lawned area and patio. West Wrating is a popular village with a well known pub, and various community activities on offer.

**Detailed description:**

**Downtairs:**

Entrance hall with wooden parquet flooring , ceiling open to first floor with stairs leading up and build in bookcases.

Snug/study to front of house with woodburning stove. Carpeted floor.

Spacious kitchen with room for breakfast table . Range of fitted units and worktops, and electric range cooker. Fridge freezer and dishwasher provided. Tiled floor.

Utility room leading from kitchen with further storage units with washer and drier. Cloakroom with WC and handbasin leading off. Tiled floor. Back door.

Central large reception room with wooden floor and vaulted glass ceiling . The main reception room is accessed via steps up from this , and is very spacious with wooden flooring, woodburning stove and french doors leading to patio and rear garden .

**First Floor:**

Long hallway leads to master bedroom with vaulted ceiling and bay window with window seat. Fitted cupboards, and carpeted floor. Ensuite modern tiled shower room.

2nd Double bedroom to front of house and 2 further single bedrooms.

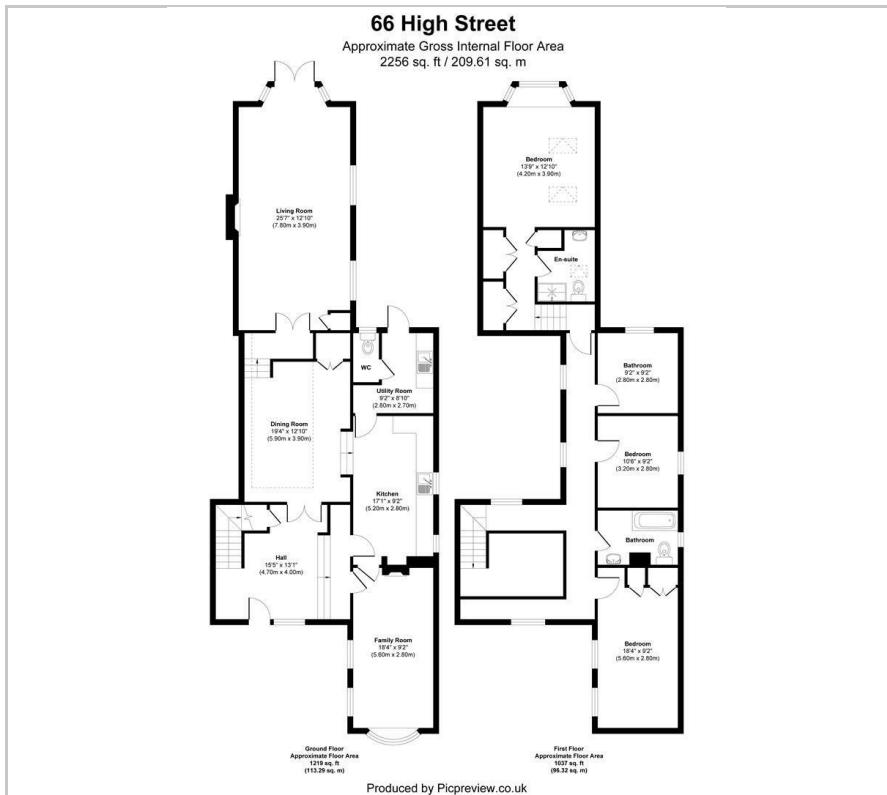
Family bathroom, with tiling, roll top bath and separate shower cabinet.

## Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



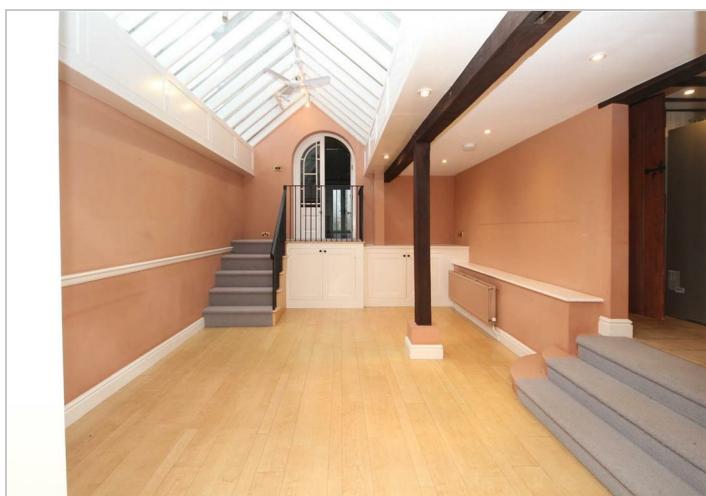
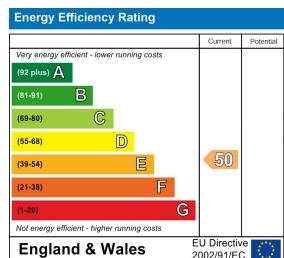
## Floor Plan



## Area Map



## Energy Efficiency Graph



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