



Church Close

Church Road | Great Livermere | Bury St Edmunds | IP31 1JR

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# Church Close

An exciting opportunity to acquire this lovely Grade 2 listed, 16th century property set centrally on a plot of approximately  $\frac{3}{4}$  acre. Having undergone some recent refurbishment however still lends itself to work to make your ideal family home.

Situated in the delightful village of Great Livermere, just four miles Northeast of the historic market town of Bury St Edmunds. Great Livermere is a small village with a close community. The village has a grade 1 listed church and lots of countryside walks including around a scenic lake which is a haven for wildlife. There are regular bus connections to Bury St Edmunds catering to all your shopping and dining needs. There are also train connections from Cambridge and Stowmarket running into Kings Cross and Liverpool Street Stations respectively.





# Step Inside

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Stable style opening door gives access into the boot room with original pamment style tiled flooring, period style cast iron radiator and double-glazed sash windows overlooking the garden. The inner hallway gives access to the rest of the accommodation. The hallway also has exposed, original wooden flooring and timber frames, with built in cupboard and access to the first floor. There is also a cloakroom with boiler and wc and vanity sink unit. The dining room has dual aspect sash windows, and a feature, brick open fire with free standing grate and oak timber beam and arch shaped press panelled door into the front lobby. The substantial utility has plumbing for washing machine and dryer. Original press panelled door giving access into a spacious and welcoming sitting room with exposed brick flooring and feature timber beams, triple aspect sash windows and French style double doors opening up onto the patio. The sitting room also features a grand inglenook brick fireplace with log burner and oak bressummer beam. The modern, fitted kitchen has wall and floor cupboard units with quartz worktops and a large island, 5 ring stainless steel gas hob, double built in ovens, plinth feature lighting, integrated dishwasher, dual butler sink. The room has a light and airy feel due to the feature roof lantern with electric opening system. There is a characteristic fireplace and access into the ample pantry which can also be accessed from the hallway.

Upstairs, the landing also has exposed timber flooring and wall timbers, giving access to the three bedrooms and airing cupboard. The principal bedroom has double aspect windows, feature fireplace, and built in wardrobe. Bedroom 2 has another feature fireplace, built in recess cupboards and wardrobe, front aspect front window. Bedroom 3 features exposed floorboards and wall timbers with window overlooking garden with views of the church. Attic room, accessed by further staircase, provides the fourth bedroom with dual aspect dormer windows and substantial storage space.





# Step Outside

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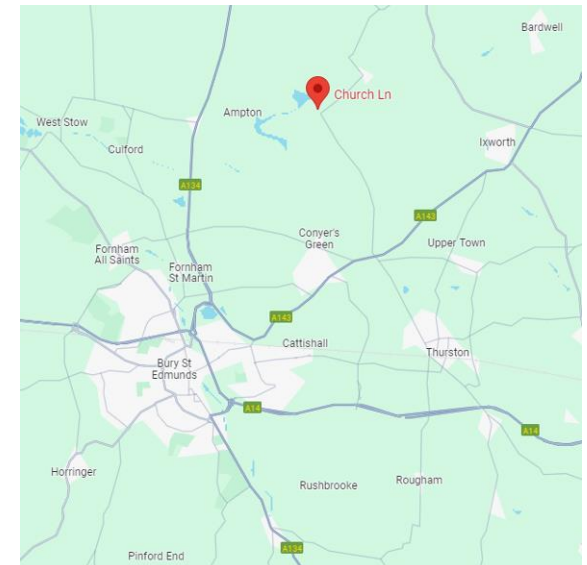
Church close is approached by a gravel driveway, enclosed with five bar double opening timber gate, ample parking for several vehicles. The house sits centrally on the enclosed plot with large wrap around lawned area. There is a patioed dining terrace, timber sheds, greenhouse and outbuildings which have electric. A part flint wall encompasses the garden as well as picket fencing. There is also a watering system to flowerbeds and vegetable patches.



## Location

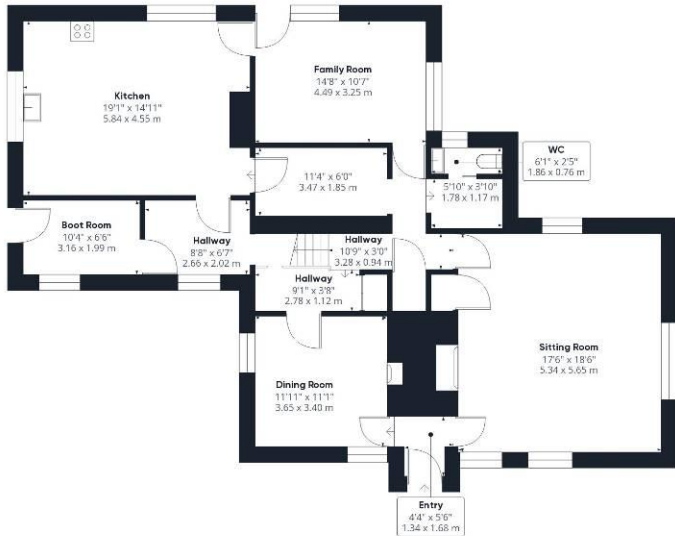
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Known as a jewel in the crown of Suffolk, Bury St Edmunds, offers a wealth of award-winning restaurants, cafes and casual dining. The historic cathedral of St Edmundsbury, once one of the most important monasteries in medieval Europe, is set in the elegant surroundings of the Abbey Gardens and is a centrepiece for the town. There are many local shops, annual festivals and stunning parks. The Apex and Theatre Royal offer a variety of live productions and along with two cinemas provide excellent entertainment for all ages.

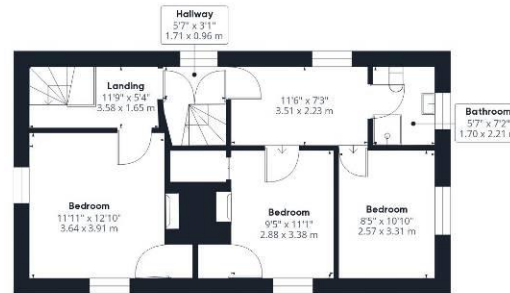


# Services

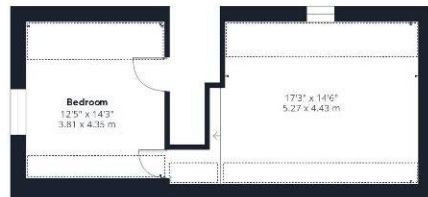
- Oil Fired Boiler
- Mains Sewerage
- New Mains Pressure Cylinder
- Planning Approved for extension, drawings available on request.
- Council Tax Band – F



Ground Floor



Floor 1



Floor 2



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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