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Casa De Cedro
Borley Green | Bury St Edmunds | Suffolk | IP30 9RP

Casa De Cedro

Exceptionally presented modern detached family home set within its own substantial plot approaching 2 acres in a sought after location backing onto a woodland. The property itself was built and has been finished by the present owners to the highest of standards in 2009 offering substantial accommodation of almost 4000 square foot. Attention to detail includes solid oak internal and external doors, underfloor heating to the ground and first floor, sound ceiling system, handmade Georgian glazed windows, handmade skirting and coving, LED lighting and house alarm system.



The accommodation on the ground floor comprises; Reception hall with porcelain tiles, oak staircase to first floor with storage cupboard underneath, galleried landing, ceiling height of 5.6 metres with skylight above. Music room with marble fireplace, porcelain tiles, sash windows to front aspect. Sitting room with marble fireplace, sash windows to rear aspect, and doors entering into the garden room. Garden room is a fantastic space which wraps around from the side of the property to the rear allowing for splendid views over the garden and woodland area. There are double doors out leading to the patio area. The Dining hall has a marble fireplace, sash windows to front the aspect and leads through to the kitchen. The kitchen has been fitted with Miele appliances which include induction hob, eye level double oven with grill and microwave, steamer and coffee machine. There is also an integrated dishwasher and fridge freezer. There is an instant hot water tap. The kitchen is a superb room within the property with granite work surfaces and modern wall and base mounted units, sash windows to rear aspect. Breakfast area with double doors which lead to the rear garden. Utility room with plumbing for washing machine and tumble dryer, matching wall and base units and water softener. There is also a cloak room to the ground floor with low level WC and wall mounted wash hand basin.

The first floor comprises; Galleried landing over the reception hall, three fitted cupboards, window to front aspect, stairs to second floor, Flemish style light fitting. There are five bedrooms off the landing, two with ensembles and fitted double wardrobes. The master bedroom has an ensuite bathroom with Jacuzzi bath and double shower with his and her sinks. There are fitted oak wardrobes to the master bedroom. The bedrooms all have oak flooring and windows over either the rear garden and woodland or the front aspect which offers field views. There is also a family bathroom to the first floor with a four piece suite.

The second floor comprises; The landing which has three rooms leading off it along with family bathroom and eaves storage. The front bedroom has a dormer window, built in wardrobe, eaves storage and loft access. The back room could either be used as another bedroom or kitchen. The current vendor has set the room up with plumbing, wiring and an extractor in place. There is again eaves storage. There is a third room again either to be used as a bedroom or sitting room with a dormer window to the front and rear aspect and built in storage cupboard. The bathroom on this floor has a three piece suite.

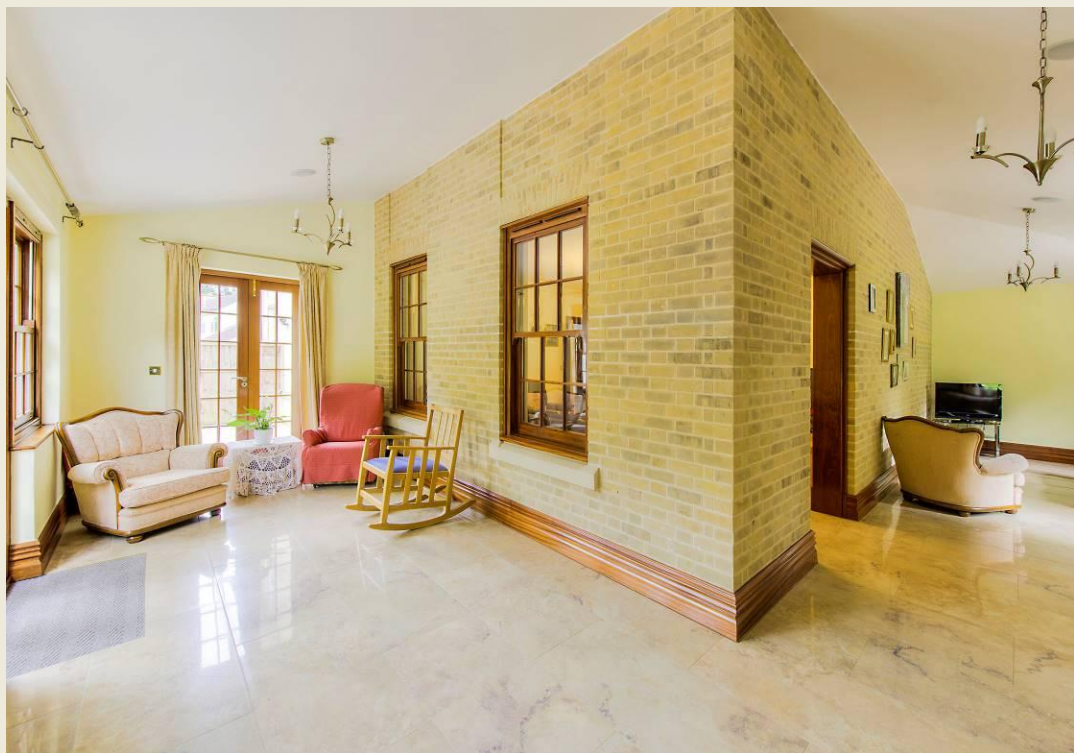
Outside

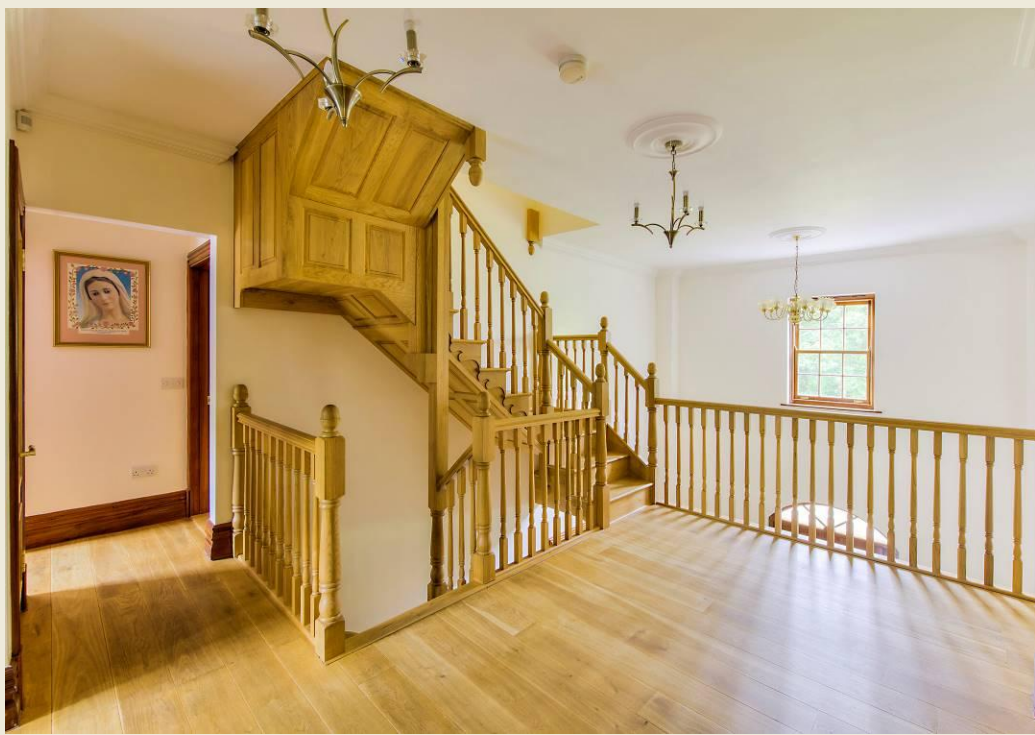
You approach the front of the property on a tarmac drive allowing ample parking. There is a hedge to the front for privacy. The rest of the front garden is mainly laid to lawn with flower borders. There is also an Indian sandstone patio area with a gate leading through to the rear garden. If you continued on the driveway you will come to a second parking area with a double garage. There are also double doors here allowing access into the rear garden.

The rear garden has a large sandstone patio area which is a fantastic space to entertain with a pizza oven and brick built bbq making this area ideal for al fresco dining. There is an outside toilet with low level WC and pedestal wash hand basin. The rest of the garden is mainly laid to lawn with mature trees including oak, walnut and chestnut. The garden is fully enclosed and backs onto a woodland. There are two wooden outbuildings one with power and light connected. The plot comes close to two acres.

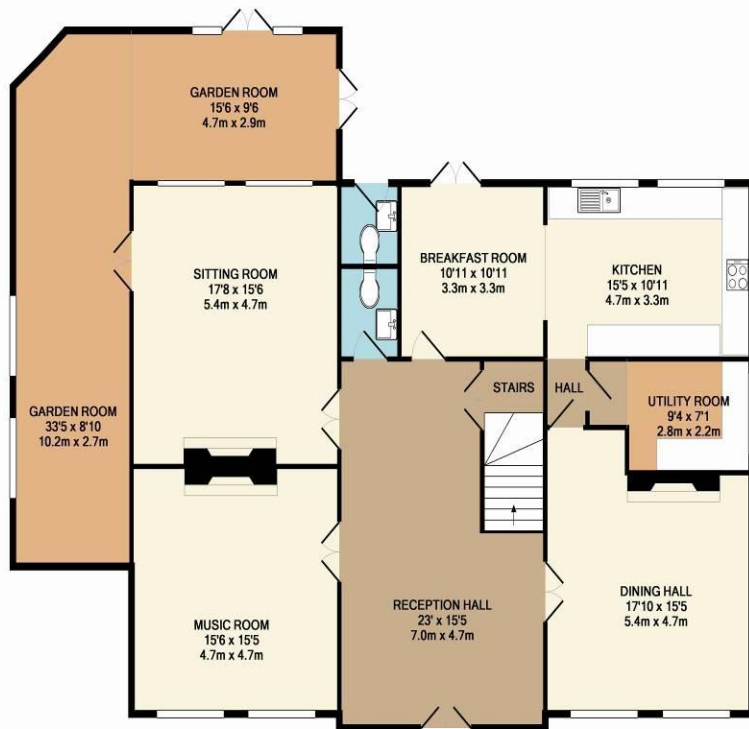
The Location

Borley Green is an unspoilt rural hamlet just to the west of the thriving and well served village of Woolpit known for its pretty central square and fine street scene of period properties. The historic cathedral town of Bury St Edmunds lies about 9 miles distant which affords excellent shopping facilities with the recently opened arc shopping centre and twice weekly open air market, together with educational, recreational and cultural amenities including the famed Theatre Royal and renowned Abbey Gardens with its ancient ruins. The market town of Stowmarket is about 4 miles to the east with its main line rail link to London's Liverpool Street. The A14 is easily accessed providing convenient links to Ipswich, the East Coast, Cambridge and London via the M11.

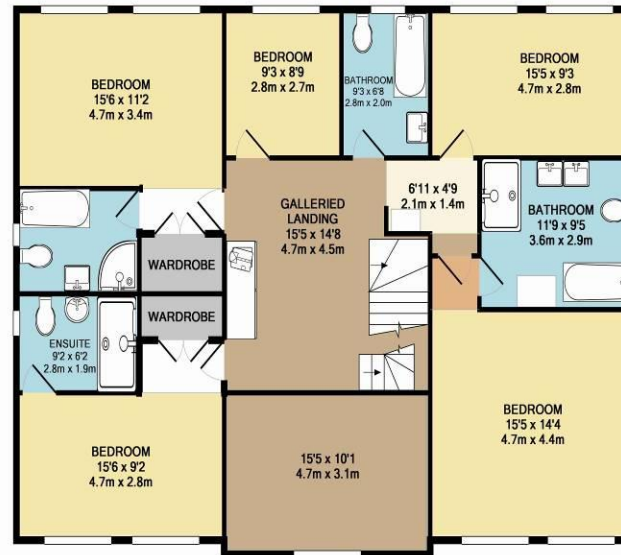




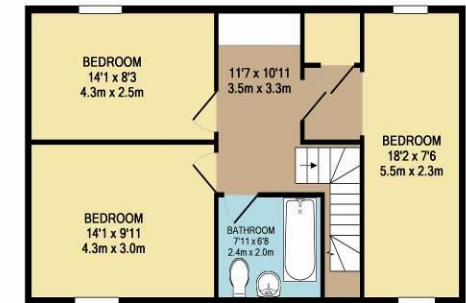




GROUND FLOOR
APPROX. FLOOR
AREA 1982 SQ.FT.
(184.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1362 SQ.FT.
(126.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3933 SQ.FT. (365.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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