



Green Fields

3 Sweet Hill Drive | Norton | Bury St. Edmunds | IP31 3LU

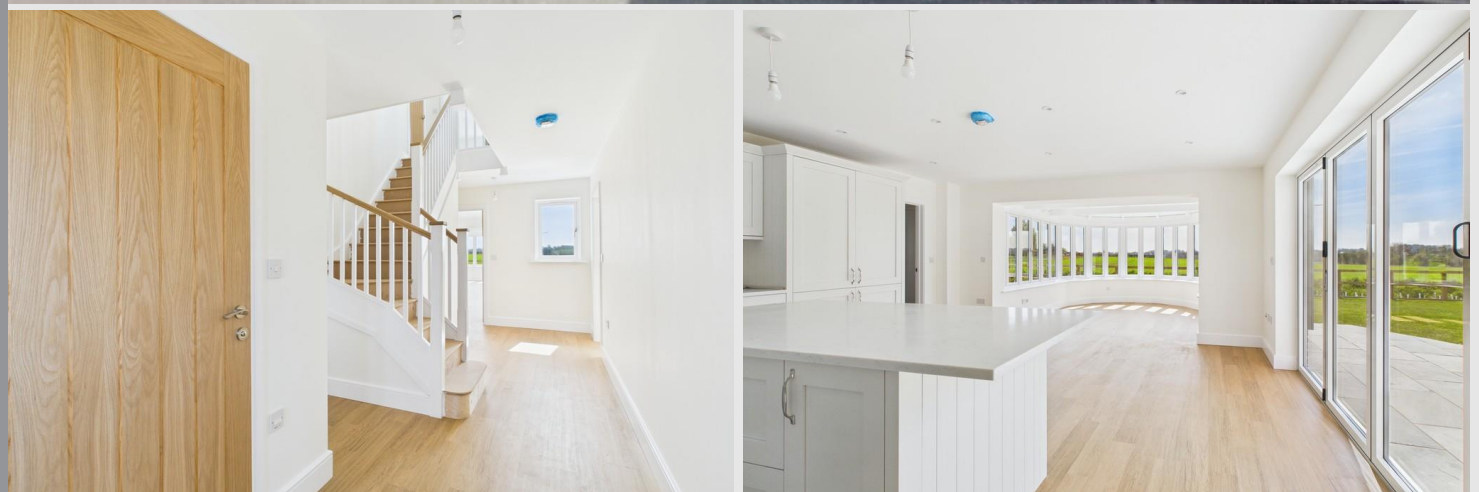
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# Green Fields

Part of a small development of 5 executive high quality properties in the centre of the popular Suffolk village of Norton.

An exceptional four-bedroom executive house with an detached double garage, thoughtfully designed for modern living. The property boasts a luxurious master suite with an en-suite bathroom and a dedicated dressing area, along with four spacious reception rooms that provide versatile and elegant living spaces. At the heart of the home, a contemporary shaker-style kitchen seamlessly connects to a bright and inviting dining and garden room, creating a perfect space for entertaining.







# Step Inside

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Green Fields welcomes you into a large entrance hall complete with downstairs WC, elegant staircase and access to the rest of the house. The kitchen has been fitted with shaker style units and top spec integrated appliances included induction hob, conventional and combination ovens and generous fridge and freezer. The kitchen extends into an open plan dining room which in turn seamlessly flows into the garden room/conservatory. It is also adjoined by a matching utility room with spaces for washing machine and tumble dryer. Back through the hallway gives access to the main living room, which a light and airy room, complete with log burner, modern granite mantelpiece and tri-folding doors out onto the rear patio. There is also an office space at the front and another substantial reception room, perfect for a formal dining area or snug.

The master bedroom is complete with a designated dressing area and also has an en-suite bathroom. a second ensuite bedroom enjoys natural light flooding the room from a large window to the front. The family bathroom, serves the final two double bedrooms. The house has underfloor heating throughout, and is supplied by the solar panels on the south facing roof and air source heat pump.



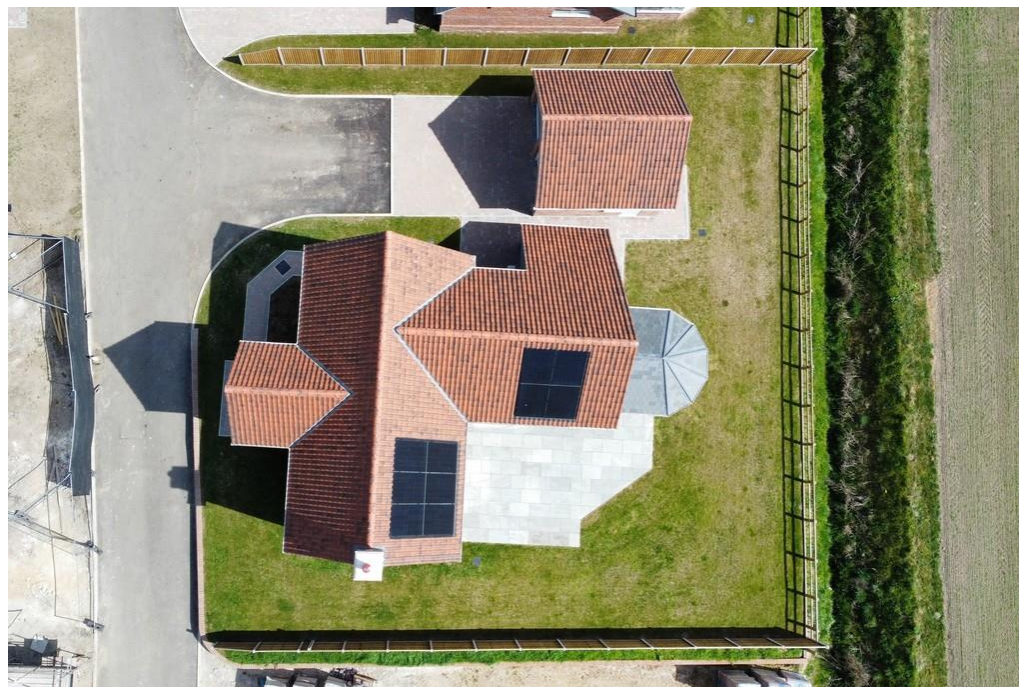




# Step Outside

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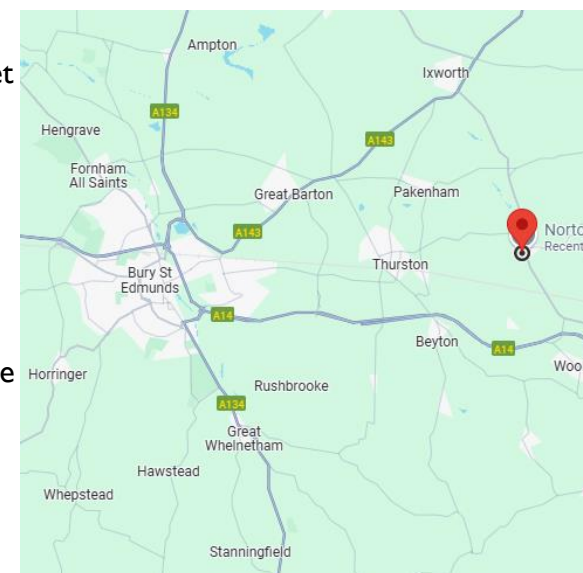
Accessed via an elegantly designed block-paved driveway, this property offers generous parking space and leads seamlessly to a spacious double garage, thoughtfully equipped with built-in EV charging points for modern convenience. Nestled at the heart of its plot, the home is perfectly positioned to maximize its stunning surroundings. To the rear, breath taking panoramic views of open fields create a serene backdrop, best appreciated from the expansive and stylish patio. This beautifully designed outdoor space is directly accessible from the living room, and garden room, providing a seamless blend of indoor and outdoor living.



## Location

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The village of Norton is situated 7 miles east of the vibrant market town Bury St Edmunds. This village offers a number of amenities including a primary school, a playing field, a village pub, a local shop and a garage. Norton offers a sense of community with unique landscape of woodland and open countryside, boasting an abundance of wildlife and is perfect dog walking and cycling.



## Services

- Mains Water
- Mains Drainage
- Air Source Heat Pump
- Solar Panels
- South Facing Garden
- New Build
- Freehold



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
2460.2 ft<sup>2</sup>  
228.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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