



The Acorns, 2 Sweet Hill Drive
Norton | Bury St. Edmunds | IP31 3XL

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The Acorns

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

A Unique opportunity to purchase this brand new spacious detached four bedroom bungalow on this delightful small development of homes. Occupying a generous plot with double garage and extensive driveway, this energy efficient home Rated 'A', boasts an air source heat pump with underfloor heating as well as solar panels to the roof. Available 'Chain Free' Early viewings are recommended.





Step Inside

The Acorns welcomes you into a large entrance hall complete with a substantial airing cupboard and gives 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 with bi fold doors out onto the patio. 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 is a light and airy room, complete with log burner, modern granite mantelpiece and French Doors out onto the rear patio. The master bedroom also has an en-suite bathroom for modern convenience. The family bathroom, serves the final 3 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.



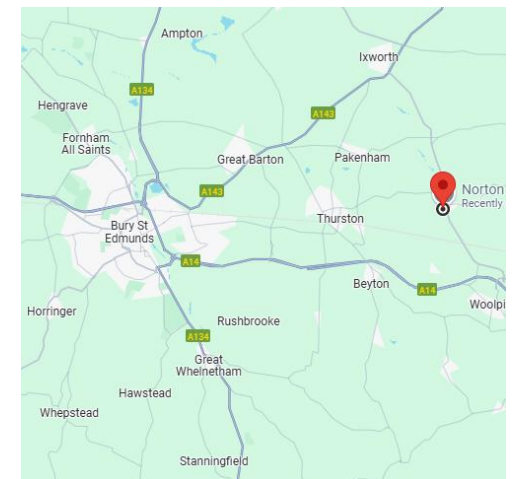


Step Outside

Accessed via an elegantly designed block-paved driveway, this property offers generous parking space and leads seamlessly to a spacious double garage. Nestled at the heart of its plot, the home is perfectly positioned to maximize its stunning surroundings. To the rear, Majestic oak trees border the plot and 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 kitchen, providing a seamless blend of indoor and outdoor living.

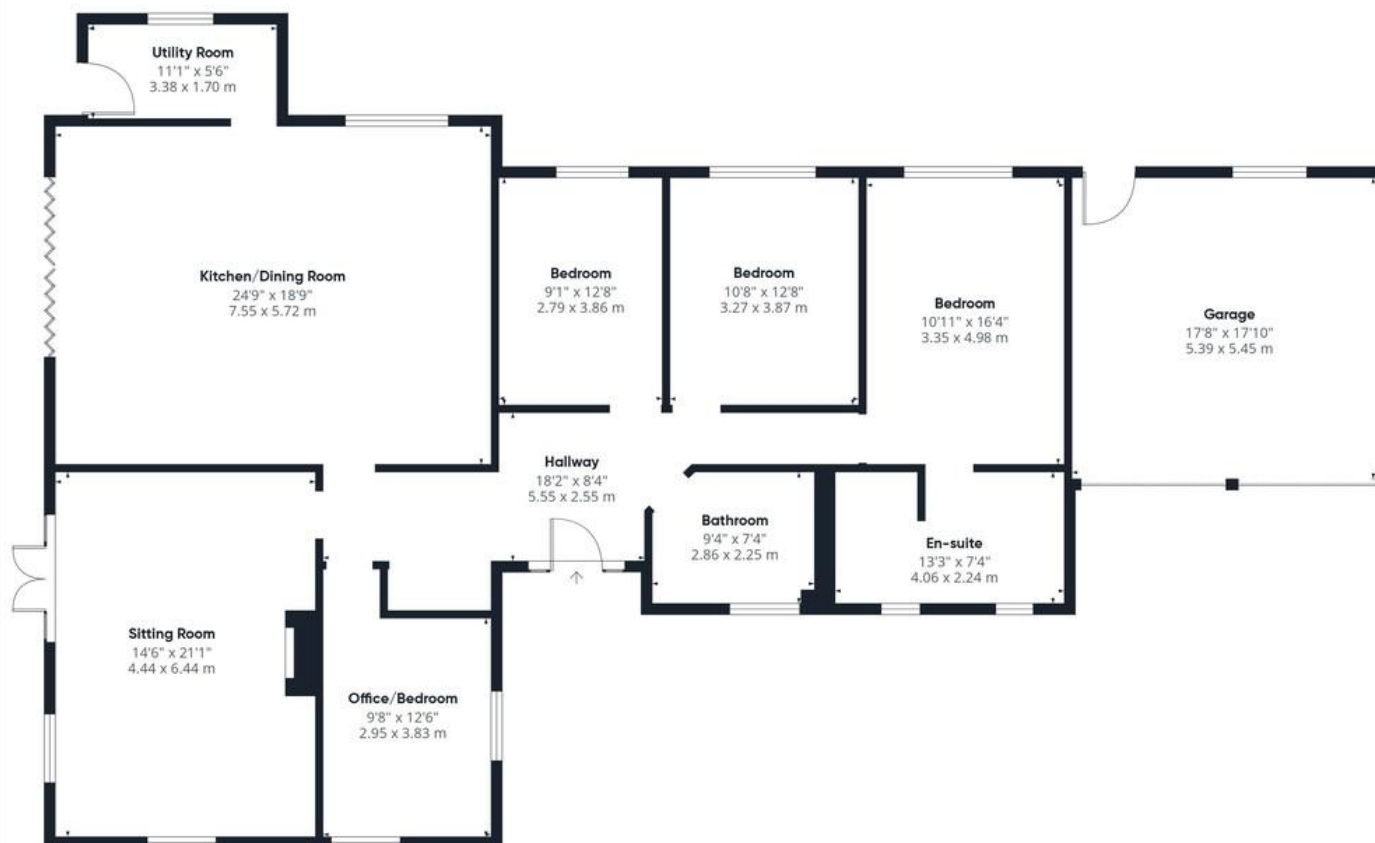
Location

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



Approximate total area⁽¹⁾
2072 ft²
192.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. In 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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