



DAVID
BURR

Maple House,
Chedburgh, Bury St. Edmunds, Suffolk.



MAPLE HOUSE, 5 KINGS PARK, CHEDBURGH, SUFFOLK. IP29 4TY

Chedburgh is a popular village with a church and is conveniently located approximately 5 miles south of the historic market town of Bury St Edmunds offering a wealth of amenities including shops, supermarkets, restaurants and bars, theatres, schools and medical services. The A14 provides fast access to Cambridge and Ipswich and commuter train services are available from all of the above as well as Newmarket and Audley End.

An exceptional detached executive home forming part of a unique and sought after development of individual homes bounded by open countryside on the periphery of this well-regarded Suffolk village. The expansive accommodation schedule amounts to approximately 2000 sq.ft. with the added benefit of a double garage and generous grounds in the region of **0.23 acres**.

An exceptional detached home forming part of this individual development of executive houses enjoying views over open countryside, ample off-road parking and a double garage on the periphery of this sought after Suffolk village.

ENTRANCE HALL: A light and airy space with access to the principal rooms on the ground floor as well as an understairs storage cupboard. Double doors opening to:-

SITTING ROOM: 23'2" x 12'10" (7.06m x 3.91m) maximum. With marble effect hearth and inset electric fire providing a focal point. French style double doors opening on to the rear terrace with a window to the front aspect and further double doors opening to the:-

DINING ROOM: 14'5" x 13'9" (4.39m x 4.19m) maximum. Double doors opening on to the rear terrace providing space for formal dining and entertaining with access to the:-

KITCHEN: 15'3" x 10'7" (4.65m x 3.23m). Fitted and well-appointed with a range of matching wall and base level units including a Rangemaster cooker with extractor over, a one and a half bowl Butler sink with drainer and dual mixer taps over. Integrated fridge/freezer and dishwasher. Door to:-

UTILITY ROOM: 7'6" x 7'5" (2.29m x 2.26m). Further spaces for white goods and further base units, a stainless-steel sink inset with drainer

and mixer tap over. Oil fired boiler. Window to the front aspect and door leading to the garaging.

CLOAKROOM: With white suite comprising WC, hand wash basin and frosted window to front.

STUDY/BEDROOM 5: 11'3" x 10'4" (3.43m x 3.15m). A versatile space with window to front aspect and currently being utilised as a ground floor bedroom enjoying views over countryside.

First floor

LANDING: With sky light window, access to loft, airing cupboard housing the hot water cylinder and shelving for linen and double doors opening to:-

PRINCIPLE SUITE: 23'1" x 10'8" (7.04m x 3.25m). With dual aspect windows to front and rear and a step down to:-

DRESSING AREA: With integrated storage and door leading to:-

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ENSUITE: White suite comprising WC, hand wash basin, panel bath, bidet and shower with bi-fold shower screen. 2 sky light windows to the front elevation.

BEDROOM 2: 14'3" x 11'8" (4.34m x 3.56m). A substantial double bedroom with integrated storage, window to rear aspect and door to:-

ENSUITE: Comprising WC, hand wash basin and shower with glass shower screen.

BEDROOM 3: 12'11" x 10'11" (3.94m x 3.33m). Double bedroom with integrated storage and window to rear.

BEDROOM 4: 13' x 11'4" (3.96m x 3.45m). Double bedroom currently used as an office with integrated storage and window to front aspect.

FAMILY BATHROOM: Fitted with a white suite comprising WC, hand wash basin, bidet, panel bath, shower with glass shower screen and dual sky light windows to the front elevation.

Outside

The property enjoys particularly impressive grounds accessed initially by a meandering driveway leading past the majority of the other properties in Kings Park before arriving at a wooden 5-bar gate which provides access to the gravel drive providing ample **OFF-ROAD PARKING** as well as access to the:-

DOUBLE GARAGE: 21'5" x 18'3" (6.53m x 5.56m). With light and power connected and twin up and over doors to the front elevation and personnel door leading to the rear.

The front gardens are predominantly laid to lawn with low level fencing and specimen hedging so as to ensure enjoyment of the adjacent countryside. The rear gardens are a particular delight, predominantly laid

to lawn but interspersed with two distinct terraces ideal for Alfresco dining and entertaining with particularly well planted borders including a combination of evergreen hedging, specimen shrubs and plants. The boundaries are defined by 6ft fencing to the rear.

In all about 0.23 acres.

AGENTS NOTE

This select close of highly individual houses manage their own communal area (driveway, hedging, general maintenance) and any buyer will become a member of the Kings Park Chedburgh Residents Association Ltd.

SERVICES: Main water, electricity and drainage are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: F – £2194 – 2023.

EPC RATING: D – report available upon request.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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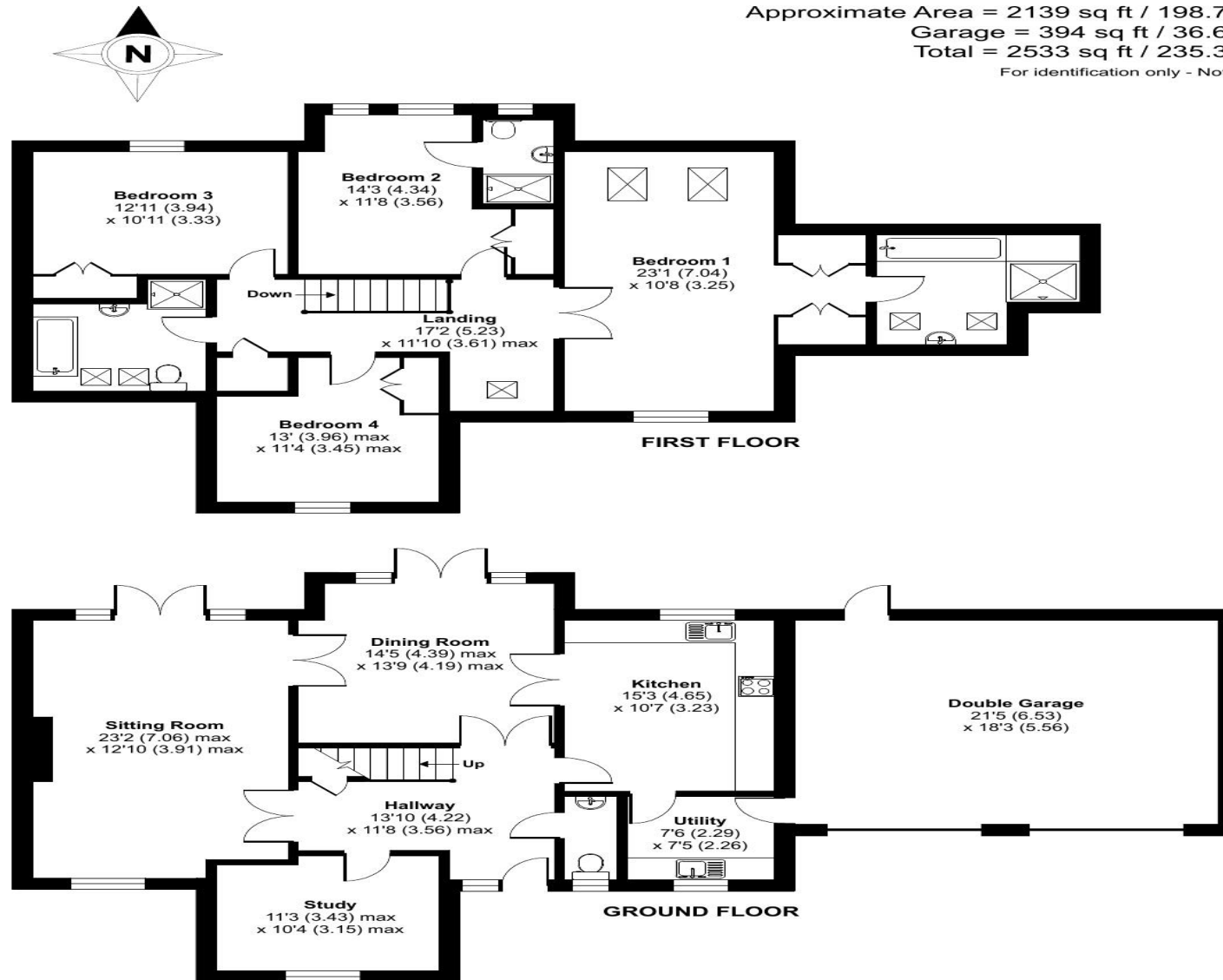
Kings Park, IP29

Approximate Area = 2139 sq ft / 198.7 sq m

Garage = 394 sq ft / 36.6 sq m

Total = 2533 sq ft / 235.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for David Burr Ltd. REF: 1019676

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