



**Willow Bank,
Whepstead, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



WILLOW BANK, WHEPSTEAD, BURY ST. EDMUNDS, SUFFOLK. IP29 4UA

Whepstead is an attractive, rural village with the Norman parish church of St Petronilla and highly regarded village pub. The cathedral town of Bury St. Edmunds lies about 5 miles north and provides a very comprehensive range of services and amenities. The A14 trunk road is about 4 miles and this provides fast access to Cambridge, Ipswich, Stansted Airport and London via the M11. Just 15 miles away is the town of Newmarket, world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses.

This well-presented detached house occupies a lovely quiet position with field views and offers versatile accommodation, further complemented by a studio, car port, ample parking and exceptional gardens.

A well-presented detached house with studio, carport and grounds of about 0.68 acres.

ENTRANCE HALL: With a light oak staircase rising to the first floor. Useful cloaks cupboard, further storage cupboard and door to:-

SITTING ROOM: Light oak floor running throughout, fitted book shelving and fireplace with inset log burning stove on a granite hearth. Sliding glazed doors open to:-

CONSERVATORY: A light addition enjoying wonderful views over the garden and finished with a tiled floor and double doors opening to terracing and the garden beyond.

BEDROOM: A versatile space, currently utilised as a second sitting room and offering potential as a bedroom, office, etc.

DINING ROOM: Large picture window.

KITCHEN/BREAKFAST ROOM: Enjoying views over the garden and finished with an extensive range of attractive matching modern units and light wood worktop with inset single drainer sink unit, vegetable drainer and mixer tap over. Integrated fridge, dishwasher, Neff double oven, 4-ring hob and extractor fan over. Opening to:-

UTILITY ROOM: A spacious room with an oak wood floor, space/points for full height fridge/freezers, finished with storage cupboards and worktop with single drainer sink unit. Plumbing for washing machine and door to garden.

CLOAKROOM: Heated towel rail, WC and wash hand basin with storage below.

First Floor

LANDING: Mirror fronted storage cupboard, access to loft storage space and doors to:-

BEDROOM 1: Enjoying a view over the rear garden, extensive built-in eaves storage cupboards and door to:-

BALCONY: With lovely views over the grounds and countryside beyond.

GUEST BEDROOM: Built-in mirror fronted double wardrobes, useful eaves storage cupboard and door to:-

ENSUITE: Fully tiled shower cubicle, WC and wash hand basin.

BEDROOM 4: With a particularly large window.

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FAMILY BATHROOM: Bath with shower over and folding side screen. Heated towel rail, WC and wash hand basin.

Outside

A sweeping semi-circular brick paved drive provides **OFF-ROAD PARKING** which in turn leads to:-

CARPORT:

STUDIO: With heating, double doors opening onto the garden and offering potential to be a gym, office, workshop, etc.

SUMMER HOUSE: Of brick construction and centrally located within the garden and enjoying good natural light. Power points. Several glass double doors opening to terracing and the garden beyond.

The grounds are one of the property's most attractive features, generous in size with large open expanses of lawn interspersed with established trees, colourful flower beds and the addition of a brick-built storage **SHED, LOG STORE**, compost area, etc.

In all about 0.68 acres.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E.

EPC RATING: D – report available upon request.

BROADBAND SPEED: 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoor (source Ofcom).

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WHAT3WORDS: ///permanent.grounding.learning.

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

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Old School Road, Whepstead, Bury St. Edmunds, IP 29



Approximate Area = 1654 sq ft / 153.6 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

Outbuildings = 490 sq ft / 45.5 sq m (excludes carport)

Total = 2201 sq ft / 204.3 sq m

For identification only - Not to scale



