



**Glenelg,
Flempton, Suffolk.**

**DAVID
BURR**



GLENELG, FLEMPTON, BURY ST. EDMUNDS, SUFFOLK. IP28 6EN

Flempton is a small village lying some five miles to the north west of Bury St Edmunds. The village itself is centred around a village green with the historic St Catherine's Church. Flempton is well placed for a bus route and has a well-regarded golf club and is conveniently placed for easy access to the A14 and Bury St Edmunds which provides a comprehensive range of schooling, shopping, recreational and cultural facilities.

A spacious detached family home occupying a semi-rural position in one of the areas most favoured villages with stunning countryside views and versatile accommodation arranged over 2-floors. The gardens are one of the most attractive features of the property, predominantly laid to lawn with a large sweeping driveway leading to a detached double garage. **In all about 0.26 acres.**

A spacious detached family home with stunning countryside views and grounds of approximately 0.26 acres.

ENTRANCE VESTIBULE: With door to:-

Inner Hall: With 2 deep fitted storage cupboards and door to:-

SITTING ROOM: A bright dual aspect room with windows to front and side. Inset fireplace with red brick chimney stack and bressummer over providing the focal point for the room. Views over the garden.

KITCHEN: Fitted with a range of wall and base units, integrated appliances include a Rangemaster gas cooker with hobs over and ovens under. Integrated dishwasher, one and a half bowl stainless steel sink inset with drainer and mixer tap. Space for further white goods to include fridge/freezer and washer/dryer. There is an integrated breakfast bar and door leading to the side gardens with dual aspect windows to rear and side.

DINING ROOM: A versatile reception room with dual aspect windows to rear and side. French style double doors leading to the terrace abutting the rear of the property. Stairs rising to first floor and door to:-

SNUG/BEDROOM: With stunning views of the countryside to the front elevation. This versatile space is ideal for use as a TV/cinema room, home office or another double bedroom.

BEDROOM: A substantial double bedroom with window to front aspect and a wall of integrated wardrobes.

BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower attachment and glass shower screen. Frosted windows to rear aspect and chrome heated towel rail.

First Floor

LANDING: With sky light window to rear aspect. Door to:-

PRINCIPAL BEDROOM: A spacious double bedroom with integrated storage and countryside views to front aspect. Integrated wardrobes.

BEDROOM 4: A double bedroom with integrated storage and countryside views. Integrated wardrobes.

FAMILY BATHROOM: With a white suite comprising WC, hand wash basin on an inset storage unit and shower with tiled surround. Sky light window to rear.

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Outside

The property is accessed by a sweeping shingle driveway which provides vehicular access to the:-

DETACHED DOUBLE GARAGE: With up and over doors to front, power and light connected.

The gardens are particularly well maintained, largely laid to formal lawn with specimen trees and shrubs, while boundaries are largely defined by hedging providing a good degree of privacy.

In all about 0.26 acres.

AGENTS NOTE

We understand that the property is located within a conservation area.

SERVICES: Main electricity and water are connected. Private drainage (septic tank). 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 - £2,706.17 – 2025/26.

EPC RATING: E.

BROADBAND SPEED: Up to 56 Mbps (source Ofcom).

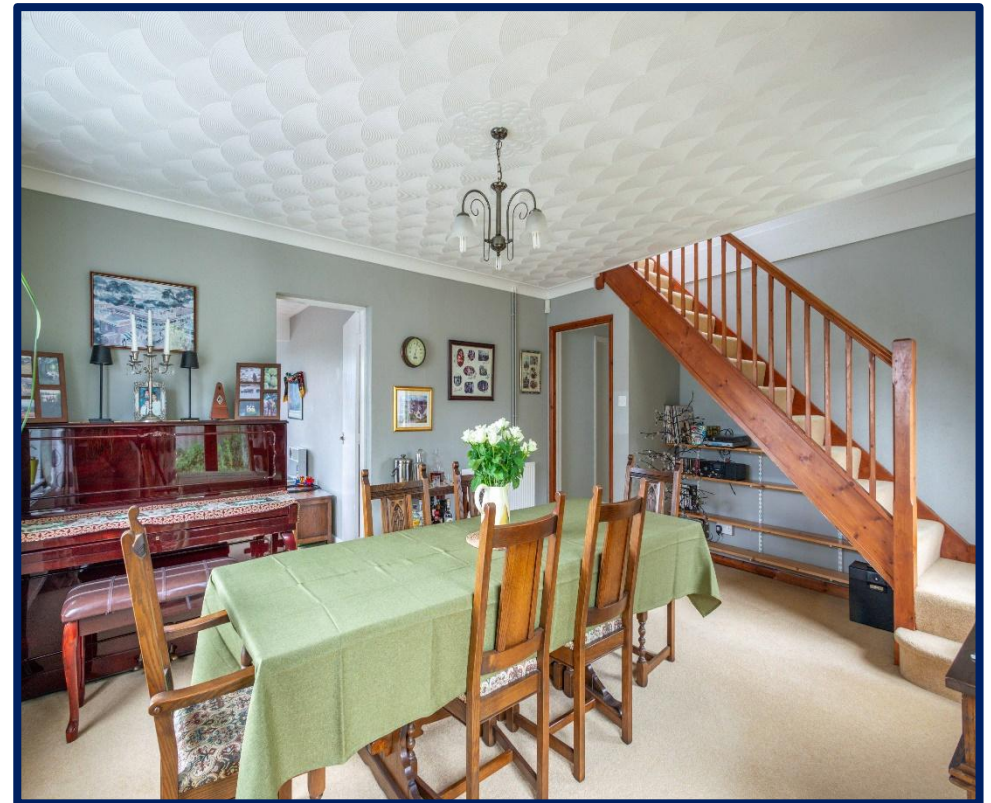
MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: ///jammy.redeemed.obtain.

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

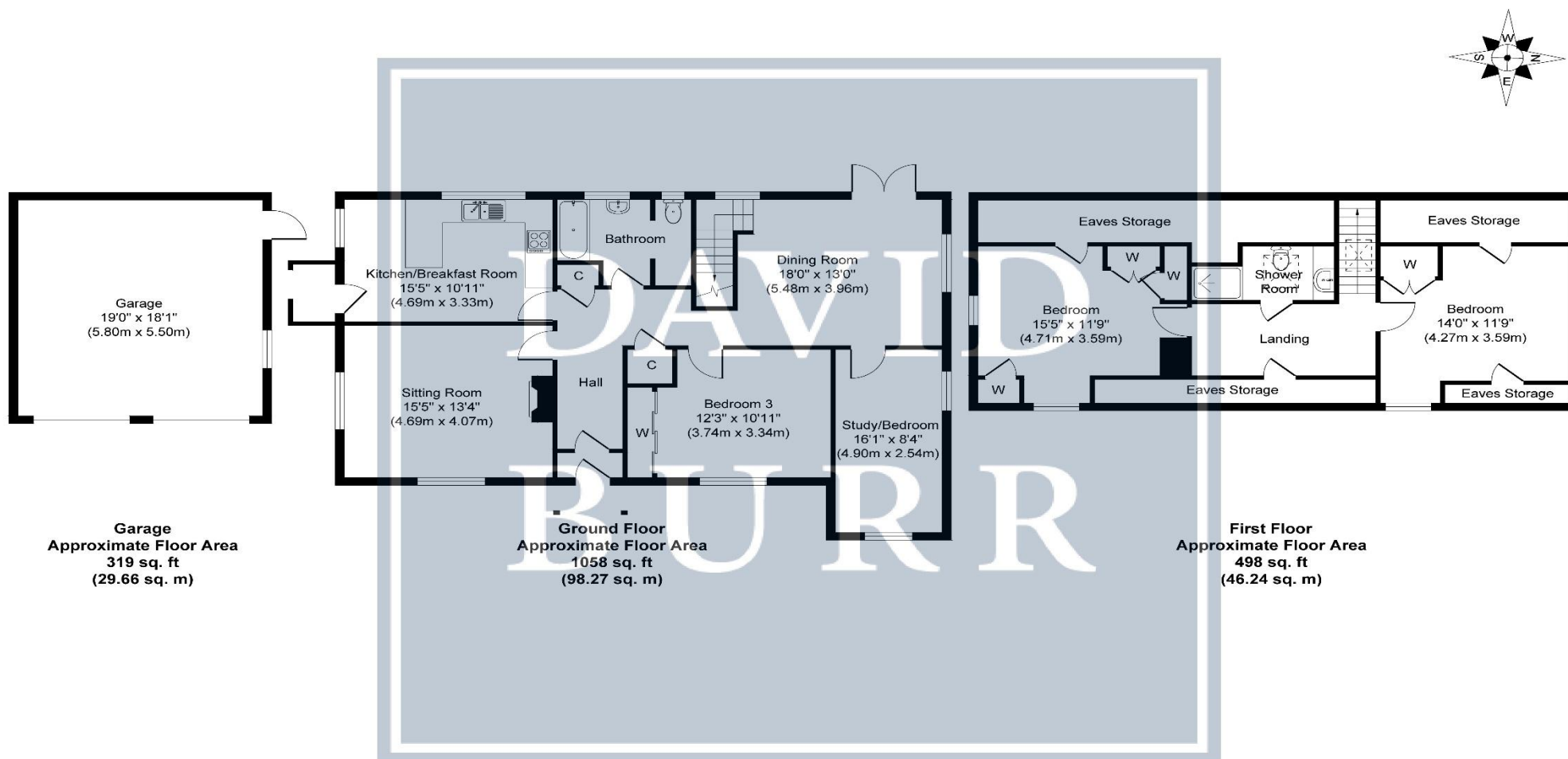
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