



**Lapwings,
Brockley, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

LAPWINGS, BROCKLEY, BURY ST. EDMUNDS, SUFFOLK. IP29 4AA

Brockley is a quaint rural hamlet situated approximately 7 miles south of Bury St Edmunds and 9 miles north of Sudbury on the B1066. The village is approximately 1 mile north of picturesque Hartest, one of West Suffolk's most favoured villages. The Green at Hartest, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, doctor's surgery, public house and village church.

This exceptionally well-presented detached bungalow occupies a private cul-de-sac location. Further benefits to include a garage, ample parking and a large private garden.

An exceptionally well-presented detached bungalow with a south-facing garden, garage and parking.

ENTRANCE HALL: An inviting area with light oak wood flooring and doors to:-

SITTING ROOM: 16' x 14'10" (4.88m x 4.52m). Overlooking the front garden with the focal point provided by a vapour fire-effect fireplace and a feeling of space created by the large opening to:-

KITCHEN/DINING/LIVING ROOM: 25'3" x 13' narrowing to 9'4" (7.7m x 3.96m >2.84m). Divided into two distinct areas with the dining/living area on an oak wood floor and large sliding glazed doors that in turn provide lovely views over the garden and open on to terracing. The kitchen area has been finished with an attractive tiled floor and an extensive range of matching modern units, worktops incorporating a single drainer sink unit and mixer tap over. Integrated electric double oven, 4 ring hob and extractor fan. Integrated dishwasher and plumbing for washing machine. Door to rear garden.

Inner Hall: Useful shelved storage cupboard, access to loft storage space and doors to:-

BEDROOM 1: 13' x 10'7" (3.96m x 3.22m). With built-in 'His and Hers' double wardrobes, views over the garden and door to:-

ENSUITE: Fitted with a large shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 2: 10'7" x 10'7" (3.22m x 3.22m). Built-in 'His and Hers' double wardrobes.

BATHROOM: Finished with a contemporary suite that includes a deep double ended bath with attractive fittings, heated towel rail, WC and wash hand basin with storage below.

Outside

A long gravel drive provides ample parking for a number of vehicles and in turn leads to:-

SINGLE GARAGE: Up and over door, light and connected and personnel door to the rear.

The gardens are one of the property's most attractive features, generous in size, enjoying total privacy and finished with a large terrace that runs the full width of the property and in turn opens to a large expanse of lawn bordered by well stocked colourful beds filled with shrubs, plants and trees. In addition, there is a further terrace on the lawn, ideal for Alfresco dining and entertaining away from the property.

LAPWINGS, BROCKLEY, BURY ST. EDMUNDS, SUFFOLK. IP29 4AA

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

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Band: E - £1857 – 2023.

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.

Lapwings

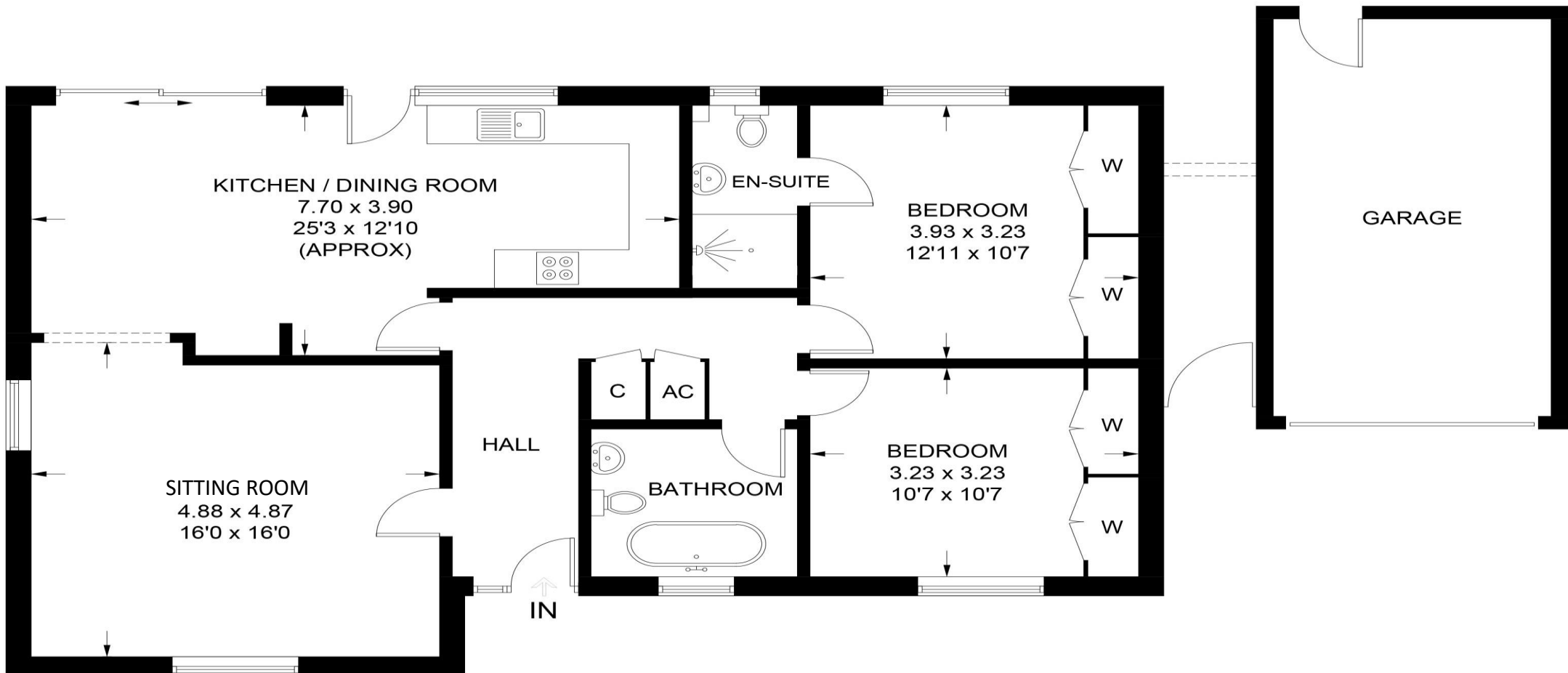


Illustration for identification purposes only, measurements are approximate, not to scale.

