

Summary

Set in an idyllic location this 4 bedroom home is ideal if you are looking for country living yet located only 15 minutes from Bury St Edmunds. Benefits include 4 bedrooms, 2 with ensuite, Lounge & separate dining room, kitchen breakfast room with utility, double garage & driveway.

Description

Approximate Room Sizes

This impressive detached family home provides immaculately presented accommodation displaying quality features, complemented by pretty gardens and a popular village location.

Built to a high standard in 2011 and benefiting from gas fired radiator central heating and double glazing, the stylish accommodation currently in brief comprises; Entrance door opening to Entrance hall; with staircase rising to first floor with cupboard beneath. Door to Cloakroom; with WC and wash hand basin. Dining Room: an ideal reception for entertaining with window to front. Sitting Room: a comfortable reception room with window to side, French windows to gardens and feature stone

fireplace with gas fire stove. Kitchen Breakfast Room: immaculately presented like all the house, the kitchen area is fitted with an extensive range of units beneath granite preparation surfaces, whilst complemented by built-in quality appliances. Laminated flooring, Preparation Island, window and French doors opening to the rear gardens. Utility Room: with fitted units, sink, gas fired boiler and door to garden.

On the first floor is a landing with airing cupboard, four comfortable bedrooms, two en-suite shower rooms and a family bathroom completes the beautifully presented accommodation.

Outside - To the front are lawned gardens with Indian Sandstone pathways lead to the entrance

and to the side access to the rear gardens. A block paved driveway provides ample vehicle parking and access to a detached double garage.

The rear gardens provide a good degree of privacy and are mostly laid to lawn with pond, flowering plants, shrubs and side door to garage. An Indian Sandstone terrace creates an ideal area for outdoor entertaining.

Location - The house is situated in a small close of similar quality homes within a short walk to the village centre and green. Hesselton is a well regarded village which is situated just south of the A14, which gives excellent access to Bury St Edmunds, Ipswich, Cambridge and the motorway network beyond. It lies close to the highly regarded villages of Beyton and Thurston, both which offer an excellent range of facilities, with Thurston also

benefitting from a train station. The village itself provides a fine community spirit. There are good local schools and more comprehensive facilities can be found in Bury St. Edmunds, approximately 10 minutes away in the car.

Directions - When entering the village from the direction of Beyton and Bury St Edmunds, proceed past the village green and turn left into Hubbards Lane. Take the next left into Shrubbery Close, where the property will be found at the end of the small close tucked in the left corner.

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – E

Tenure – Freehold

Post Code – IP30 9GP

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





TOTAL APPROX. FLOOR AREA 1755 SQ.FT. (163.0 SQ.M.)



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Shrubbery Close | Hesselton | IP30 9GP

£560,000

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- 4 Bedrooms
- Lounge
- Dining Room
- Kitchen Breakfast Room
- Utility
- 2 Ensuities
- Double Garage & Driveway