



12 The Hall Close, Icklingham,  
Bury St Edmunds, Suffolk IP28 6PU  
Guide Price £530,000

**shires**  
residential

**A beautifully presented spacious five bedroom semi detached home. The property is located on a large corner plot on a small close in the popular village of Icklingham. The property has undergone extensive refurbishment as well as having various extensions and offers well laid out, family size accommodation comprising a spacious entrance hall, a large sitting room, kitchen dining room, family bathrooms, four bedrooms to the ground floor, one with en-suite. To the first floor is a further bedroom with a dressing area and en-suite. The property sits on a large corner plot, there is a fabulous outbuilding currently used as a bar and games room but could make a magnificent home office, also a work shop and it abuts countryside providing easy access to countryside walks.**

Entrance door opening into

#### **LARGE BRIGHT ENTRANCE HALL**

Velux window to side aspect. Double doors leading out to the rear garden. Two built in cupboards off the hallway carrying on further to door to the bedroom. Door taking you into the sitting room.

#### **SITTING ROOM**

24'5 x 14' (7.44m x 4.27m)

Double aspect to front. Door opening to stair case leading to the first floor. Useful under stairs storage cupboard. Doorway leading into the really large kitchen dining room/family room.

#### **KITCHEN/DINING/FAMILY ROOM**

12'5 x 18'2 (kitchen area) opening into dining are (3.78m x 5.54m (kitchen area) opening into dining a)  
Kitchen - a stylish, modern, contemporary kitchen with a large wooden work top surface, Neff induction hob. Single circular sink and drainer with mixer tap over. Split level Bosch double oven. Space and plumbing for washing machine. Integral dishwasher. Large space for an American style fridge freezer with unit surround. Built in cupboard. Velux window bringing in lots of light.

Dining area - roof light and bi-folding doors leading out to a large terraced area.

#### **GROUND FLOOR BATHROOM**

8'9 x 7'9 (2.67m x 2.36m)

Re-fitted, stylish, modern bathroom suite. Curved panelled bath. Wash hand basin. Low level flush WC set into a modern vanity unit where there is a touch light mirror above. Full size mains fully tiled double shower cubicle. Wall mounted heated towel rail.

#### **BEDROOM THREE**

14' x 6'8 (4.27m x 2.03m)

Window to side aspect.

#### **BEDROOM FOUR**

14' x 6'8 (4.27m x 2.03m)

Window to rear aspect.

#### **BEDROOM FIVE**

14' x 6'8 (4.27m x 2.03m)

Window to rear aspect. Built in cupboard.

#### **BEDROOM TWO**

8'9 x 13'4 max into recess (2.67m x 4.06m max into recess)

Build in cupboard to the side of the recess area. Large Velux window. Door to en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

Modern suite with vanity unit housing the wash hand basin. Low level flush WC. Shower cubicle with mains shower. Wall mounted heated towel rail.

#### **FIRST FLOOR**





#### **BEDROOM ONE**

27'10 x 15'8 max narrowing to 15'1 (8.48m x 4.78m max narrowing to 4.60m)

Three Velux windows to the front. Window to the side and door leading out to a flat terraced roof area which cannot be accessed. A lovely room with eaves storage. Dressing area. Door to

#### **EN-SUITE SHOWER ROOM**

Roof light. Low level flush WC. Contemporary suite comprising wash hand basin with drawers beneath. Massage shower with rain head and separate shower head (double size shower). Extractor fan. Wall mounted heated towel rail.

#### **OUTSIDE**

The property is located in a quiet close, tucked away on a large corner plot. Approached over a driveway providing off road parking for three to four vehicles. Side gates leading to the rear, where it is a large corner plot, mainly laid to lawn, large lawned area, paved pathways which lead round to a large terrace with a seating area and covered area which currently houses a hot tub. (The hot tub can be negotiated by separate negotiation). Enclosed by wooden panel fencing. The rear abuts countryside.

#### **OUTBUILDING**

31'3 x 9'7 (9.53m x 2.92m)

Currently being used as a games room/bar but could also make a wonderful home office. Double doors leading out to the terraced area where there is also a wooden covered area. Three windows overlooking the garden. Door out to a storage area and storage shed.

#### **SECOND OUTBUILDING**

10'6 x 15'2 (3.20m x 4.62m)

Currently being used as a work shop. Power and light connected. To the side of this work shop is a gated area where there is a lean to covered area, good for storage.

#### **Icklingham**

Icklingham is located around seven miles north west of Bury St Edmunds. It is within the area known as Breckland, an area of sandy heaths and forests. The Icknield Way Trail, a multi-user route for walkers, horse riders and off-road cyclists also passes through the village. The village benefits from a well regarded Public House & Restaurant, The Guinness Arms.

#### **Local Authority & Council Tax Band:**

West Suffolk District Council. Council Tax Band B

#### **Services:**

Mains services are connected including water, electricity and drainage. Oil central heating

#### **Tenure:**

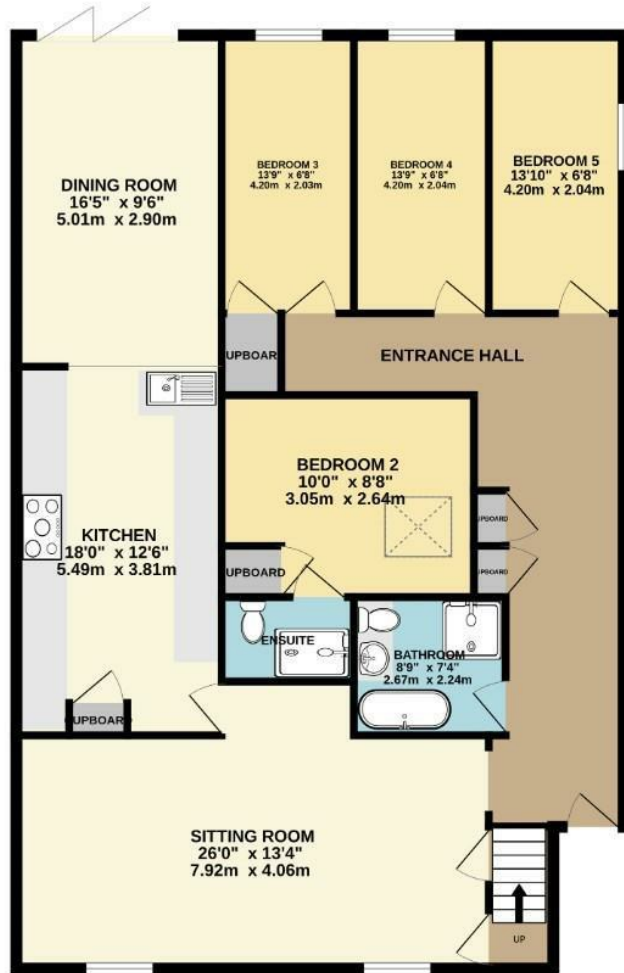
For sale FREEHOLD with vacant possession upon completion.

#### **Anti Money Laundering Regulations**

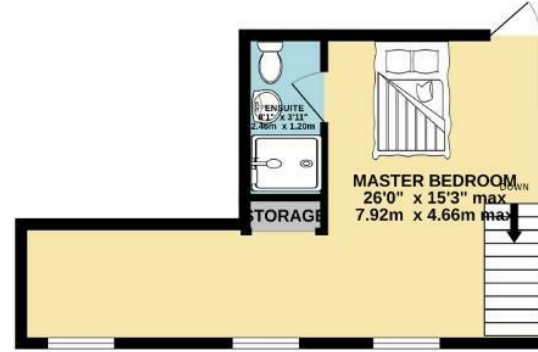
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1662 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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