



12 The Hall Close, Icklingham,
Bury St Edmunds, Suffolk IP28 6PU
Offers In Excess Of £435,000

shires
residential

A beautifully presented spacious semi detached family home located on a large corner plot in a small cul de sac in the centre of this popular village. The property overlooks open countryside to the rear. The property has been extensively refurbished and offers accommodation of Entrance Hall, Sitting Room, large Kitchen/Dining Room with bifold doors, Four Ground Floor Bedrooms, En Suite Shower and Family Bathroom. On the first floor there is a large Bedroom with Dressing Area and En Suite Shower Room.

The corner plot gardens have a fabulous outbuilding which is currently used as a bar/games room but could be used as a Home Office. There is also a workshop. The village is part of Breckland area with its open heathlands and forest walks. There is a very popular Restaurant/Public House in the village and it is within easy driving distance of Bury St Edmunds and Mildenhall.

The property is subject to Covenants on the property. Please enquire with the selling agents.

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:

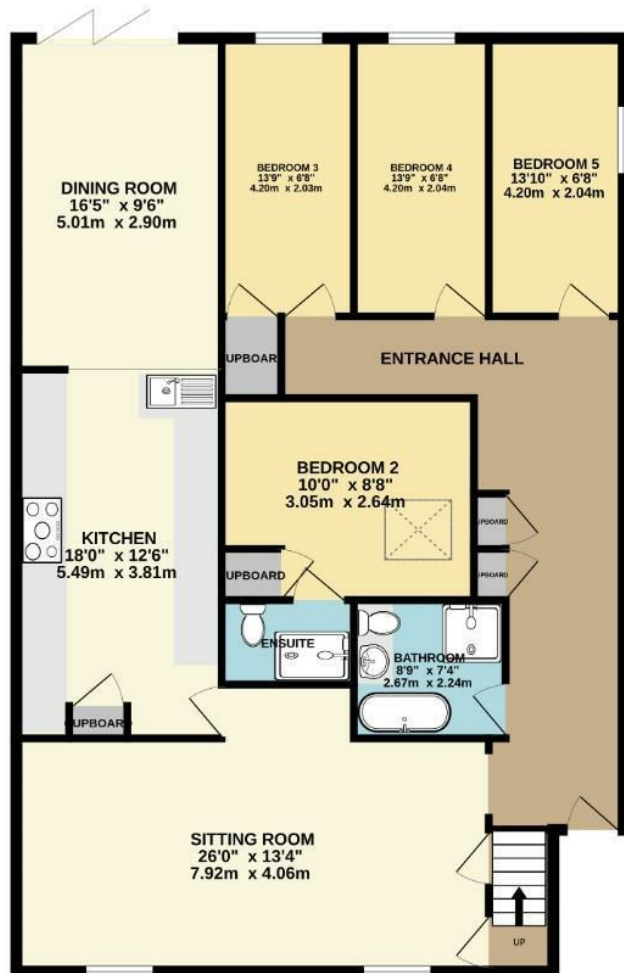
For sale FREEHOLD with vacant possession upon completion.

Anti Money Laundering Regulations

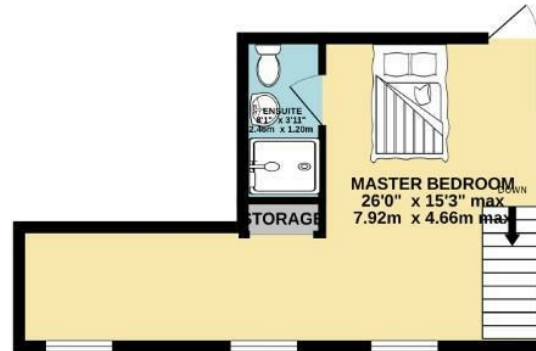
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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