



Mill View Stoney Lane
Bury St. Edmunds, Suffolk IP31 3SE
Guide Price £664,450

shires
residential

A well appointed detached family home standing in an enviable position overlooking open fields towards the outskirts of this highly regarded village. The flexible accommodation comprises:- Entrance Lobby, Reception Hall, Sitting Room, Kitchen/ Breakfast Room, Utility Room, Shower Room, Dining Room, Four Bedrooms with En-Suite to Master as well as Family Bathroom. The property also benefits from a detached annexe/ outbuilding providing numerous options for use. We highly recommend a viewing of this property to fully appreciate the attractive location as well as the accommodation on offer for sale.

ENTRANCE DOOR

Opening into entrance lobby

ENTRANCE LOBBY

6'4" x 5'4"

With vaulted ceiling; windows to front and side aspect; part glazed door to the reception hall.

RECEPTION HALL

12'4" x 8'7"

Stairs to first floor; under stairs storage cupboard; oak flooring.

SITTING ROOM

18'9" x 12'7"

Window to front and rear aspect; cast iron fireplace with granite hearth; double doors leading into the dining room.

DINING ROOM

12'4" x 9'8"

Double doors opening into the rear garden; oak flooring; large opening into the kitchen/ breakfast room.

KITCHEN/ BREAKFAST ROOM

24'0" x 12'8" overall maximum measurement

Window to side and rear: Shaker style with matching wall and floor mounted units with an extensive work surface covering; recess lighting; oak flooring; double size butler sink with mixer tap; 'Classic Deluxe' range with extractor above; 'Range Master' side by side fridge freezer with icemaker; integrated dishwasher; island with breakfast bar and further storage; stable side door to side; opening into utility room.

UTILITY ROOM

Floor standing units with work surface covering; space for fridge; space and plumbing for washing machine and dryer above; oak flooring; airing cupboard housing a Baxi gas fired boiler and hot water cylinder.

SHOWER ROOM

5'6" x 5'4"

White suite comprising corner low level flush WC; wash basin with mixer tap and splash back; fully tiled shower cubicle with hand held and rain-fall style showers; tiled floor; heated towel radiator; extractor fan.

SNUG

9'5" x 9'3"

Windows to front and side aspect; oak flooring.

ON THE FIRST FLOOR

LANDING

Doors into the bedrooms and bathroom.

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BEDROOM ONE

18'10" x 12'7"

Dual aspect with windows to front and rear; two double wardrobes; door to en-suite.

EN-SUITE SHOWER ROOM

Velux window: recess lighting; updated suite with low level flush WC; vanity wash basin with mixer taps; oversize walk in shower with rainfall shower head; fully tiled walls; tile floor; heated towel radiator.



**BEDROOM TWO**

14'1" x 13'9"

Window to front aspect; two double wardrobes with sliding doors.

BEDROOM THREE

12'8" x 9'9"

Window to rear aspect.

BEDROOM FOUR

9'3" x 8'10"

Window to side aspect.

FAMILY BATHROOM

A luxury re-modelled bathroom comprising: roll top bath, low level flush WC, vanity wash hand basin with an extensive range of cupboards and drawers; mirrored lighting with further storage above; recess lighting; Velux window; partly tiled walls; tiled flooring.

OUTSIDE

To the front of the property a shingle driveway extends to the side and rear providing off road parking for numerous vehicles; outdoor power points and lighting; gated access leads to the rear of the property. The rear garden has a paved patio edged with railway sleepers; a lawned area with extensively stocked bed and borders to three sides; a paved area with outdoor tap and brick built storage shed with light and power connected; annex/ out building.

ANNEXE/ OUTBUILDING

23'0" x 10'4" / 17'3" x 8'2"

A detached building offering a range of uses from games room to gym or home office. To the ground floor:- window to front aspect; wood flooring; recess lighting. Spiral staircase up to the first floor; wooden flooring; window to front aspect; two Velux window; door to cloakroom/ WC. WC: low level flush WC; wash hand basin.

THURSTON

Thurston is a popular and well served village, situated some 4½ miles to the east of Bury St. Edmunds with its excellent range of shopping, schooling and leisure amenities. Local village amenities include village stores, Post Office, primary and upper schools, community centre, Church, public house, railway station and bus services. There is ready access to the A14 Ipswich to Cambridge dual carriageway.

LOCAL AUTHORITY

Mid Suffolk Council

COUNCIL TAX BAND

Tax Band E

SERVICES

Mains services are connected including gas, water, electricity and drainage.

TENURE

For sale FREEHOLD with vacant possession upon completion.

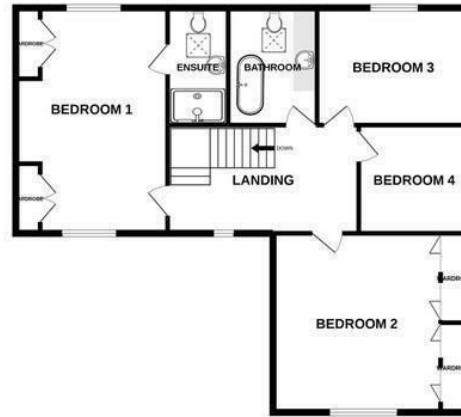
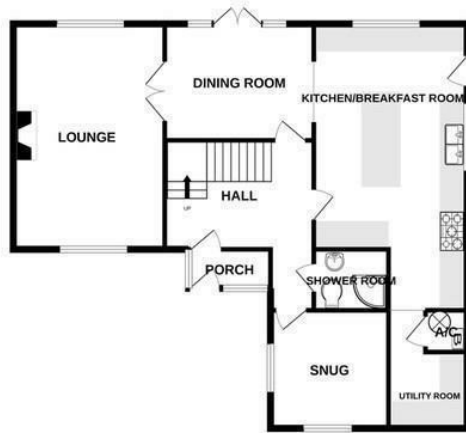
VIEWINGS

By appointment with the Sole agents Shires Residential



GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.

1ST FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA: 2422 sq.ft. (225.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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	