



Lysaghts
Bury St. Edmunds, Suffolk IP28 6LT
Guide Price £650,000

shires
residential

We are delighted to offer for sale this charming period home which perfectly blends a contemporary interior and is situated in the highly regarded village of Hengrave. The property has approximately 2,500 square feet of living accommodation comprising an open plan light and airy living area with a part vaulted ceiling, fully glazed window to the rear and living areas comprising of Sitting Room, Dining Room and a stylish contemporary Kitchen/Breakfast Area, there is also a Cloakroom on this level. A feature staircase leads to the first floor where there is a glazed balcony landing leading to three double Bedrooms, all with En Suites. To the second floor there is a further galleried landing area with a large Bedroom (20'0" x 20'7") with an En Suite Bathroom. To the outside there is a landscaped, low maintenance rear garden as well as a garage. The property is well set back from the road. We would fully recommend a viewing of this property to fully appreciate it's accommodation and it's location.

Entrance

Door opening into the substantial open plan Living/Dining Room Kitchen/Breakfast Room with vaulted ceilings and glazing to the rear with doors to the garden and staircase to first floor

Living Area

40' x 26'1" (12.19m x 7.95m)

with French doors to the rear garden, full length window to the rear aspect, arched leaded windows to the front, contemporary feature staircase leading to the first floor, there is space and provision to fit a woodburner and flue.

Kitchen/Breakfast Room

A stylish kitchen with a range of fitted base and eye level cupboards, wood work surface covering, fitted appliances comprising dishwasher, electric double oven, microwave, five ring ceramic hob with extractor fan over, large central island unit, window overlooking the rear garden and door to garage.

Cloakroom

Modern suite with low level flush WC, wall mounted wash hand basin set in a vanity unit.

On The First Floor

with glass balcony landing overlooking the ground floor accommodation

Bedroom One

with three double wardrobes. leaded windows to the front aspect, leading to

En Suite Bathroom

Suite comprising wash hand basin with numerous storage units under, Jacuzzi bath with a rain head shower over, low level flush WC, wall mounted heated towel rail.

Bedroom Two

with two double wardrobes, window to rear aspect and door to

En Suite Shower Room

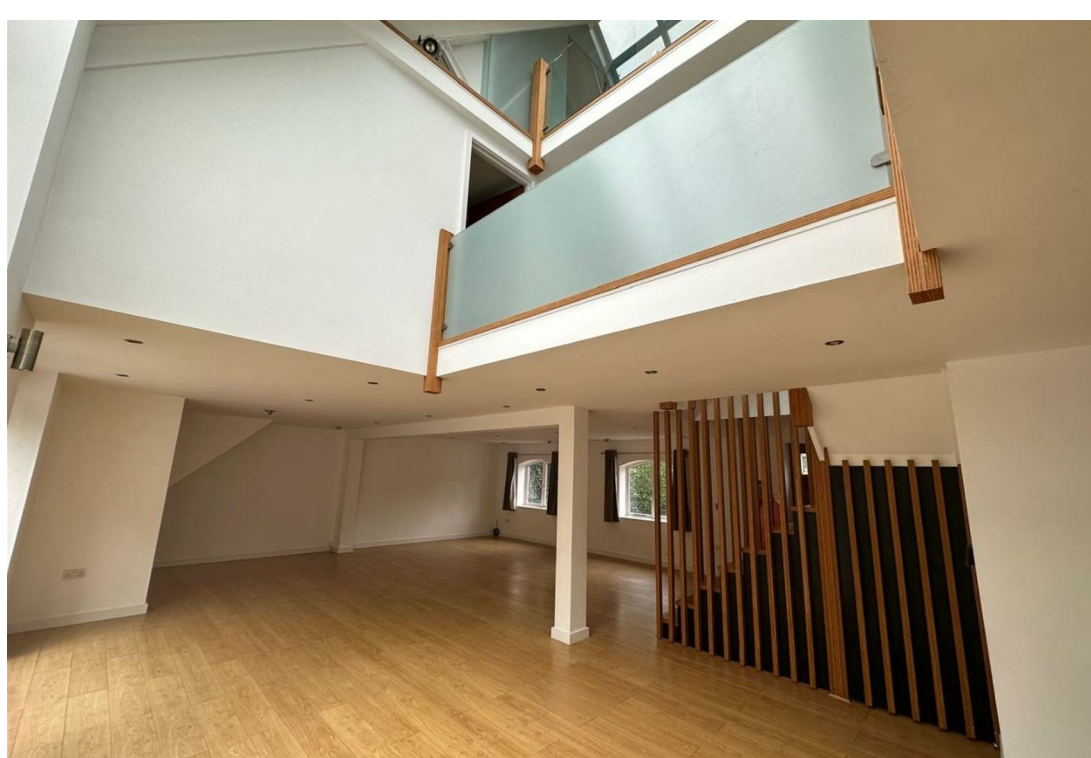
with low level WC, inset wash hand basin set in a vanity unit, large fully tiled shower cubicle, wall mounted heated towel rail.

Bedroom Three

Two double wardrobes, velux window to rear aspect, door to

En Suite Shower Room

Low level flush WC, inset wash hand basin set in vanity unit, large fully tiled shower cubicle and heated towel radiator.





On the Second Floor

Further stair case taking you to the second floor

Balcony Landing

Glass panelled balcony landing with eaves storage

Bedroom Four

Two Velux windows to front aspect and fitted double wardrobe.

Bathroom

Suite comprising of a bath with rain head shower over. Low level flush WC. Inset wash hand basin set in a vanity unit and a heated towel rail.

Outside

The property is approached over a sweeping gravel driveway with parking area for three to four vehicles. The driveway leads up to the GARAGE which has two wooden double doors, power and light connected and plumbing for washing machine and a window to side aspect and door to the kitchen. To the rear of the property there is a landscaped, low maintenance modern rear garden which has outside lighting and outside power. Brick outbuilding with power and light connected. There is a water feature that is currently not in use but can be reconnected.

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band E

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Services:

Mains services are connected including water, electricity and drainage. Electric Heating.

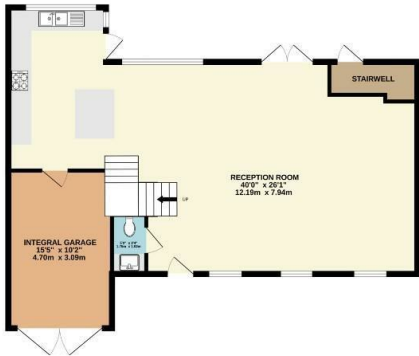
Anti Money Laundering Regulations

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.

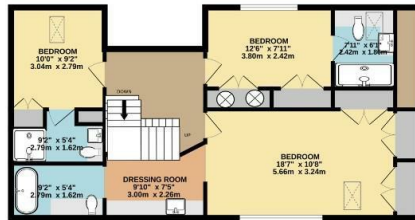




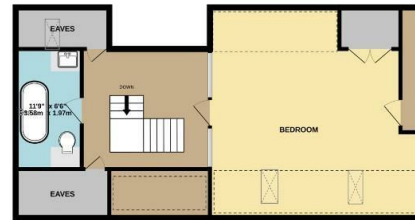
GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



2ND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 2501 sq.ft. (232.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	