



The Firs Bury Road, Hepworth Diss IP22 2PY



welcome to

The Firs Bury Road, Hepworth Diss

An individual family home situated within approximately 1.3 acres of mature grounds (sts) located in the village of Hepworth. The property boasts from spacious accommodation throughout both inside and outside, triple garage with off road parking and oil fired central heating.

Location

Hepworth village is just 3 miles drive north on the A 143 Bury St Edmunds road. Bury itself is about 20 minutes away by car and Diss a 15 minutes' drive making it an ideal place to access all of the region including Cambridge and London. A link to London Liverpool Street and Stowmarket is available from Diss.

Accommodation

Entrance Hall

Front aspect double glazed full length windows, wooden door, slate tiled flooring, exposed brick, radiator and wooden stairs case leading to the first floor. Doors to;

Lounge

21' 10" x 10' 11" Into Recess (6.65m x 3.33m Into Recess)
Dual aspect double glazed windows, fireplace with wooden mantle and tiled hearth housing a wood burning stove, wooden laminate flooring, radiator, tv and telephone points.

Kitchen/ Diner

21' 8" x 13' 8" Into Recess (6.60m x 4.17m Into Recess)
Two front aspect double glazed windows with fitted blinds, rear aspect double glazed window and door leading out into the garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowls, tiled splashback, work surfaces, recessed spot lights, integrated appliances including eye level double oven and induction hob with extractor hood. Tiled flooring, two radiators, fireplace with a tiled hearth housing a wood burning stove and space for an American style fridge/freezer.

Reception Room

21' 6" x 13' 9" Into Recess (6.55m x 4.19m Into Recess)
Dual aspect double glazed windows, rear aspect double glazed door leading out into the garden, two radiators and wooden flooring.

Utility Room

6' 11" x 7' 10" (2.11m x 2.39m)
Rear aspect double glazed window and door leading out to the garden, work surfaces, slate tiled flooring, radiator, spaces for washing machine and tumble dryer.

Landing

Rear aspect double glazed window, exposed brick, carpet, radiator, loft access and doors to;

Bedroom One

13' 2" x 14' 2" (4.01m x 4.32m)
Front aspect double glazed window, carpet, radiator and over the stairs storage cupboard.

Bedroom Two

13' 10" Into Recess x 12' (4.22m Into Recess x 3.66m)
Front aspect double glazed window, carpet and radiator.

Bedroom Three

13' 8" Into Recess x 8' 9" (4.17m Into Recess x 2.67m)
Front aspect double glazed window, carpet and radiator.

Bedroom Four

13' 9" Into Recess x 9' 3" (4.19m Into Recess x 2.82m)
Front aspect double glazed window, carpet, airing cupboard and radiator.





Cloakroom

Side aspect double glazed window, part tiled walls, low level flush wc and laminate flooring.

Bathroom

Rear aspect double glazed window with fitted blinds, wash hand basin, low level flush wc, extractor fan, recessed spot lights, panelled bath, walk in shower cubicle with fully plumbed rainfall shower head and additional shower head, heated towel rail, underfloor heating, part tiled walls and tiled flooring.

Outside

To the front of the property is a laid to lawn area leading round to the rear, enclosed via mature hedging with a picket fence and brickweaved pathway leading to the front door.

To the rear of the property is an extensive laid to lawn area approximately measuring 1.3 acres (sts), various mature planted trees and hedging, summer house with power and lighting, greenhouse, pond and woodland area. Access to the triple garage with ample off road parking for multiple vehicles.



Services

Mains Electricity
Mains Water
Oil Fired Central Heating
Septic Tank

Council Tax Band: D



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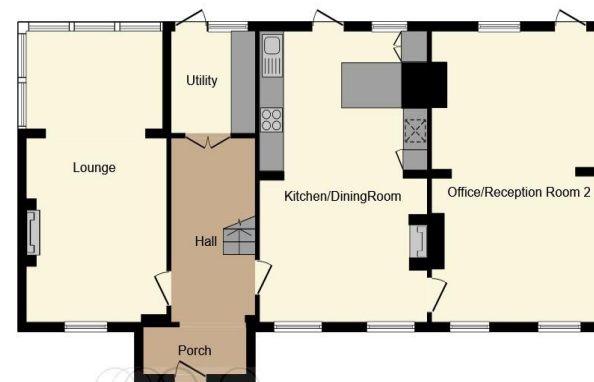
The Firs Bury Road, Hepworth Diss

- Detached Family Home Situated On A Generous Plot
- Large Kitchen/Diner With Utility Room
- Two Spacious Reception Rooms
- Four Generous Sized Bedrooms
- Family Bathroom With Separate Cloakroom
- Grounds Measuring Approximately 1.3 Acres (sts)
- Triple Garage With Ample Off Road Parking
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: E

offers over

£525,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110408 - 0002

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