



**Valentine Way, Hessett**

**Sheridans**



# Valentine Way, Hessett IP30 9BP

Guide Price £625,000

Impressive five bedroom mock Tudor style house, with lovely south facing gardens. It is set in a pretty village, in a sought-after location.

A very well-presented modern mock Tudor style property situated at the end of a cul-de-sac. Built of traditional brick and tiled roof. The property benefits from gas fire central heating and double glazing. This beautiful, detached home provides spacious, updated accommodation, including stylish remodelled bathrooms and cloakroom and in particularly well-appointed kitchen/breakfast room complemented by quality integrated appliances.

The accommodation currently in brief comprises of entrance door opening to spacious hall with dogleg staircase to first floor, under stairs cupboard, door to upgraded cloakroom, next to a fine fully fitted study with a window to the side. The lounge has a feature fireplace and dual aspect views with double doors to garden and dining room. An ideal space for entertaining.

The kitchen/breakfast room is a superb space, refitted with a smart, modern kitchen and providing an extensive range of units beneath preparation surfaces and complemented by quality appliances including oven, steam oven, induction hob, fitted slide and glide cupboards and separate utility room.

On the first floor is a spacious landing with airing cupboard and doors to bedrooms. The master bedroom has a lovely dressing area with three sets of built-in wardrobes, air conditioning and vanity unit with window overlooking the garden. It is further complimented with en-suite shower cubicle and modern vanity

units. There are 4 further bedrooms, with 2 bedrooms benefitting from fitted wardrobes. The family bathroom has quality corner bath, fitted vanity units and a shower, all modern and updated.

## Outside

The house is approached along a driveway providing ample vehicle parking for up to three cars and access to the adjoining double garaging with electric doors. To the rear are enclosed south facing gardens mostly laid to lawn with well tended flower borders. A large paved terrace creates an ideal area for outdoor entertaining and al-fresco dining.

## Location

Hessett is a highly regarded village which is situated just south of the A14, which gives excellent access to Bury St Edmunds, Ipswich, Cambridge and the motorway network beyond. It lies close to the highly regarded villages of Beyton and Thurston, both which offer an excellent range of facilities, with Thurston also benefitting from a train station. Stowmarket train station is also close providing good links into London. The village itself provides a fine community spirit and the local Public House, The Five Bells, is currently being refurbished. There are good local schools and more comprehensive facilities can be found in Bury St. Edmunds, approximately 10 minutes away in the car.

## Directions

When entering Hessett from Bury St. Edmunds, proceed through the village passing the public house, church, and village green. Follow the road and turn left into Hubbards Lane. This road follows into Valentine Way. Follow round the bend and as the road opens up, the property is on your right side.

- Entrance hall, cloakroom
- Sitting room
- Dining room
- Study
- Kitchen breakfast room, utility
- Principal bedroom with dressing room, air conditioning, upgraded en-suite
- 4 remaining bedrooms served by remodelled family bathroom
- Ample vehicle parking, double garaging with electric doors
- Enclosed south facing gardens
- Quiet setting off no through lane within popular Suffolk village

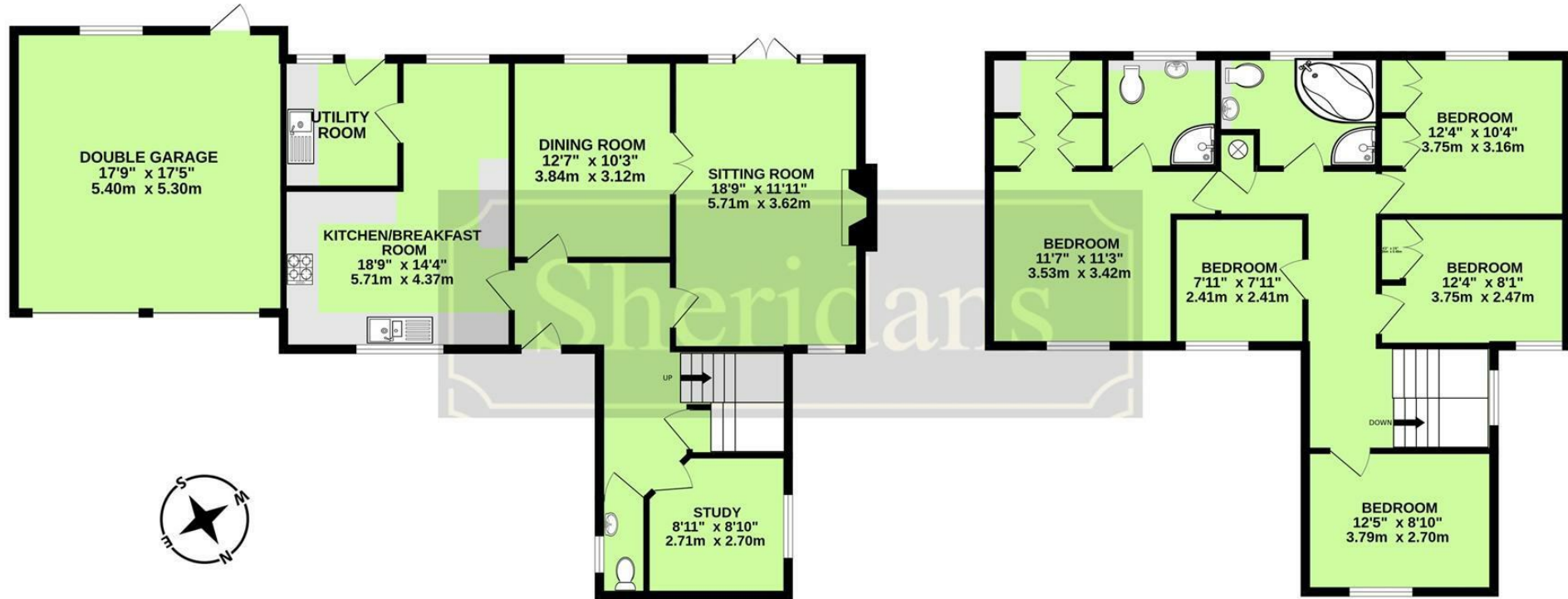
## Services

All mains services are connected. Council tax band F. EPC Rating: C.



GROUND FLOOR

1ST FLOOR



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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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