



Station Hill, Little Wheltenham

Sheridans



Station Hill, Little Whelnetham IP30 0DT

Guide Price £625,000

Much improved and extended detached bungalow, providing beautifully presented accommodation enjoying a fabulous setting affording incredible views.

Understood to have been built about sixty years and extended in 2007 and 2009, this superb detached bungalow, provides beautifully presented accommodation complemented by wonderful well-tended gardens and a delightful setting with far reaching countryside views and whilst situated only five miles from the market town of Bury St Edmunds.

The property benefits from oil fired radiator central heating, double glazing, solar panels and also the added benefit of having current planning permission in place (granted 2022), for loft conversion/alteration forming two large bedrooms and a bathroom. We hold a copy of the plans in our office and on the planning portal.

The immaculately presented accommodation currently in brief comprises of an entrance hall with cupboard and door leading to the newly fitted and re-modelled kitchen/dining room, fitted with an extensive range of cupboards providing plenty of drawer and cupboard space beneath preparation surfaces complemented by built-in appliances. The kitchen is dual aspect creating a light and airy feel and also includes a central island and window seat. A separate utility room has further fitted units and leads through to the cloakroom.

Double doors lead from the kitchen/dining room to the comfortable triple aspect sitting room, creating a wonderful reception room with

fireplace and French doors to terrace and gardens.

The study is a versatile room boasting far reaching views and the principal bedroom is complemented by an en-suite shower and fitted wardrobe. The two remaining bedrooms are served by the family bathroom and one of the bedrooms is currently used as a further sitting room/snug and completes the accommodation.

Outside

The property enjoys an impressive approach down a long driveway leading to the front and side, creating ample vehicle parking with an electric car charging point and access to the detached garage. The gardens are an outstanding feature being stocked with an abundance of flowering plants, specimen trees, shrubs, herbaceous plants, a variety of fruit trees and well-stocked flower beds. The gardens are mostly laid to lawn and afford amazing views across meadows and open countryside. Plenty of garden storage is provided in the timber and brick sheds and also to note is the greenhouse and a delightful summer house. A large sandstone terrace creates an ideal area for outdoor entertaining and al-fresco dining whilst enjoying the southerly aspect and stunning views.

Location

The property occupies an enviable setting set back from a no-through lane affording far reaching countryside views. The small village of Little Whelnetham is conveniently situated only a few miles to the south of the historic market town of Bury St Edmunds and its excellent range of everyday facilities that it offers, rail links to London and access to the A14 and the motorway networks beyond. Sudbury and the historic villages of Lavenham and Long

- Immaculately presented detached bungalow in fantastic elevated setting
- Wonderful countryside views
- Superb well-tended gardens
- Ample parking, garaging
- Newly fitted kitchen/dining room with island
- Sitting room, study
- Utility, cloakroom
- Three bedrooms
- En-suite shower, family bathroom
- Planning permission for loft conversion

Melford can be found to the South and again offer excellent facilities.

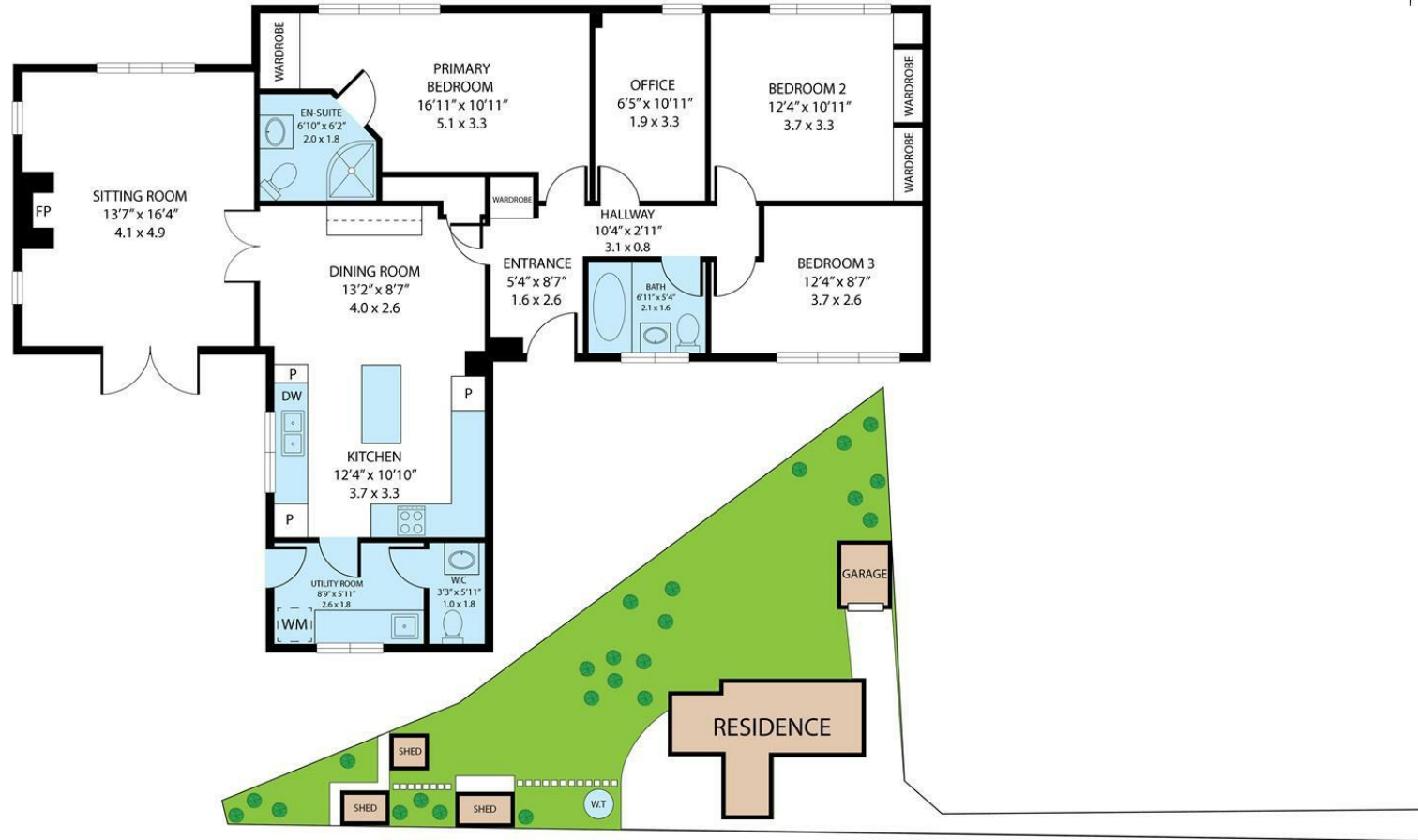
Directions

From Bury St Edmunds proceed south on the A134 towards Sudbury. Pass through Sicklesmere and Great Whelnetham and then take the next turning on the left. At the T junction proceed straight across into Station Hill, where the driveway leading to the property is on the right.

Services

Mains electricity and water, Private drainage. Oil fired radiator central heating. Solar panels. Electric vehicle charging point. Council Tax Band C. Planning permission for loft conversion. EPC Rating: C.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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