



**Woodcrofts Close, Brockley**

**Sheridans**



# Woodcrofts Close, Brockley IP29 4BA

Guide Price £379,500

Well presented detached three bedroomed home situated within the delightful village of Brockley.

Built about 40 years ago of traditional brick construction beneath a tiled roof, this detached home provides a deceptive level of accommodation complemented by enclosed gardens offering a good degree of privacy.

Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises of an entrance porch with door to a cloakroom and to the entrance hall with stairs off to first floor. The spacious triple aspect sitting room is an ideal reception room for entertaining with corner wood burning stove. The kitchen is fitted with plenty of units providing drawers and cupboard space beneath preparation surfaces and complemented by built-in appliances and door to rear. The separate dining room has a useful fitted cupboard and sliding glass doors to the garden room.

On the first floor is the landing with airing cupboard leads to the three bedrooms (some with eaves storage cupboards) and a family bathroom completes the accommodation.

## Outside

The property is approached along a driveway providing

plenty of vehicle parking, turning space and access to the garage. To the rear is an enclosed garden being mostly laid to lawn and include a paved terrace creating an ideal area for entertaining. Within the garden is a covered terrace area and adjoining timber garden store.

## Location

Brockley is a popular village situated about seven miles South of Bury St Edmunds. From here there is easy access to Long Melford and Sudbury to the South. Bury St Edmunds offers a wide range of facilities and shops. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town.

## Directions

When approaching Brockley along the B1066 from the

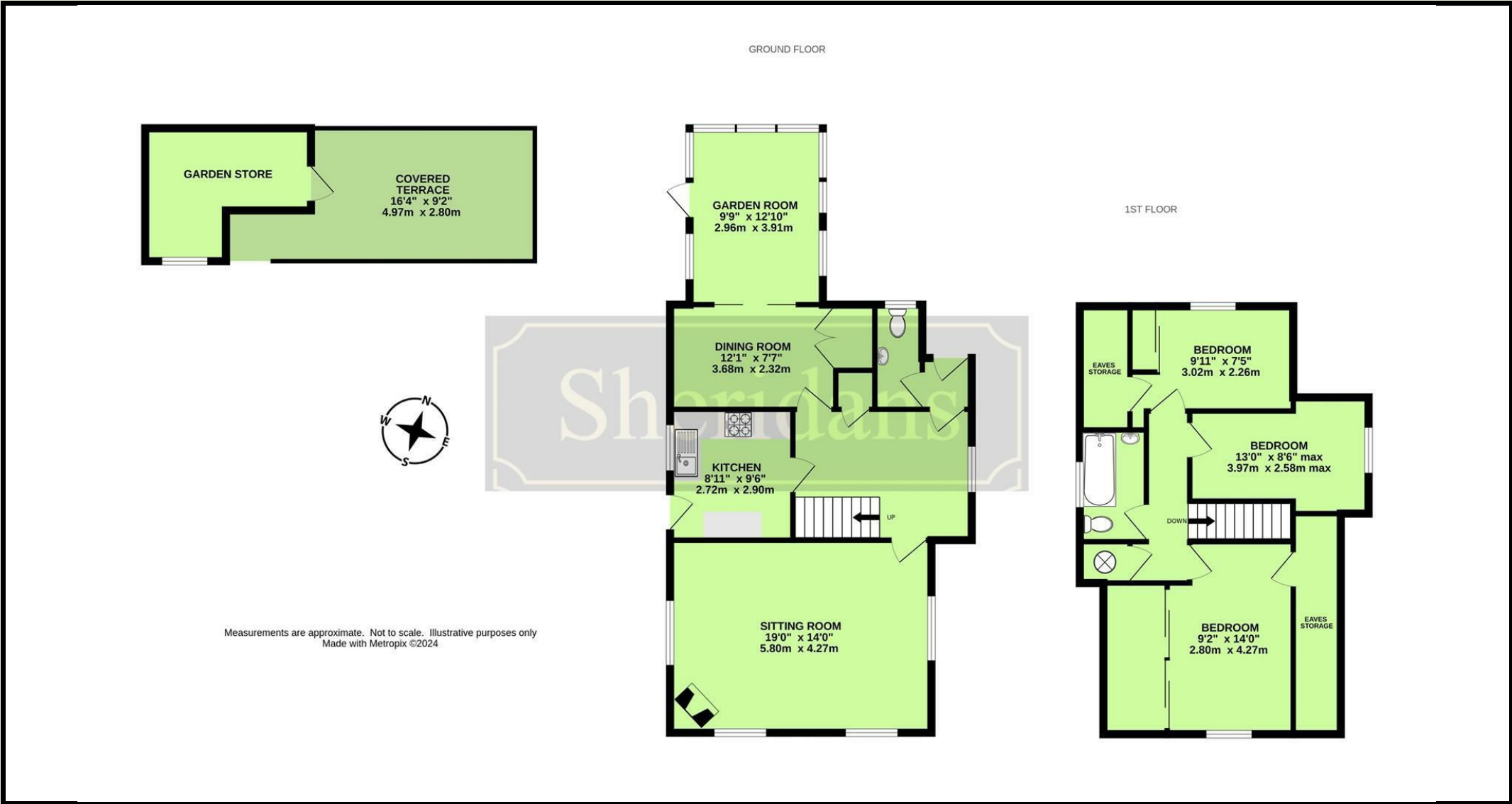
- Detached three bedroomed home in pretty village location
- Enclosed rear gardens
- Ample parking, garage
- Cloakroom
- Sitting room with woodburner
- Dining room
- Garden room
- Kitchen with built-in appliances
- Three bedrooms
- Bathroom

direction of Bury St Edmunds, the entrance to Woodcrofts Close is to be found on the left-hand side.

## Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band D. EPC Rating: E.





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.

**Sheridans Estate Agents**

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