



The Row, Hartest

Sheridans



The Row, Hartest IP29 4DL

Guide Price £399,000

Nestled in the heart of the idyllic and sought-after village of Hartest, this charming link-detached property is brimming with potential. This delightful home offers an excellent opportunity for improvement and extension, allowing a new owner to create their dream residence in a picturesque setting.

Upon entering, you are greeted by a hallway that leads to the sitting room. Here, you will find a working fireplace and dual aspect windows. The ground floor also features a convenient cloakroom. The heart of the home is the kitchen/breakfast room, which boasts picturesque views of the extensive garden. Adjacent to the kitchen, the dining room provides direct access to the garden through a door. A utility room completes the ground floor layout.

Upstairs, the master bedroom offers dual aspect windows. There are three additional bedrooms, each with space for family or guests. A family bathroom serves all bedrooms.

The West-facing garden is a highlight of the property, offering expansive field views and plenty of space for outdoor activities.

Additional features include a single garage and a driveway with space for up to three vehicles. This property is a blank canvas with immense potential for personalisation and expansion, subject to planning permissions.



Outside

To the front of the property there is a driveway which leads to the main entrance and provides parking for several cars and in turn leads to the attached single garage. The charming west facing rear garden is a generous size and has beautiful country side views.

Location

Hartest is one of West Suffolk's most favoured and popular villages with its famous green, a conservation area and characterised by its variety of period and individual buildings. The village's amenities, one of the reasons why Hartest is such a popular area to live, include a primary school, public house and village church. The Cathedral town of Bury St Edmunds, with its fine array of facilities, schooling and a commuter link to London Liverpool Street, is about 9 miles to the north with the market town of Sudbury and historic villages of Long Melford and Lavenham a short distance to the south.

Directions

When entering Hartest along the B1066 from the direction of Bury St Edmunds, the house will be found past the green on the Row on the right-hand side. There will be a Sheridans board on the right-hand side.

Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating



- Link-detached property set in the popular idyllic village of Hartest
- Scope for improvement and extending subject to planning
- Hallway
- Sitting room with working fire place and dual aspect windows
- Cloakroom
- Kitchen/breakfast room with views of the extensive garden
- Dining room with door leading to the garden
- Master bedroom and 3 additional bedrooms
- The generous garden is West facing with field views
- Single garage and a driveway for up to three vehicles

Council Tax: Babergh Band: E

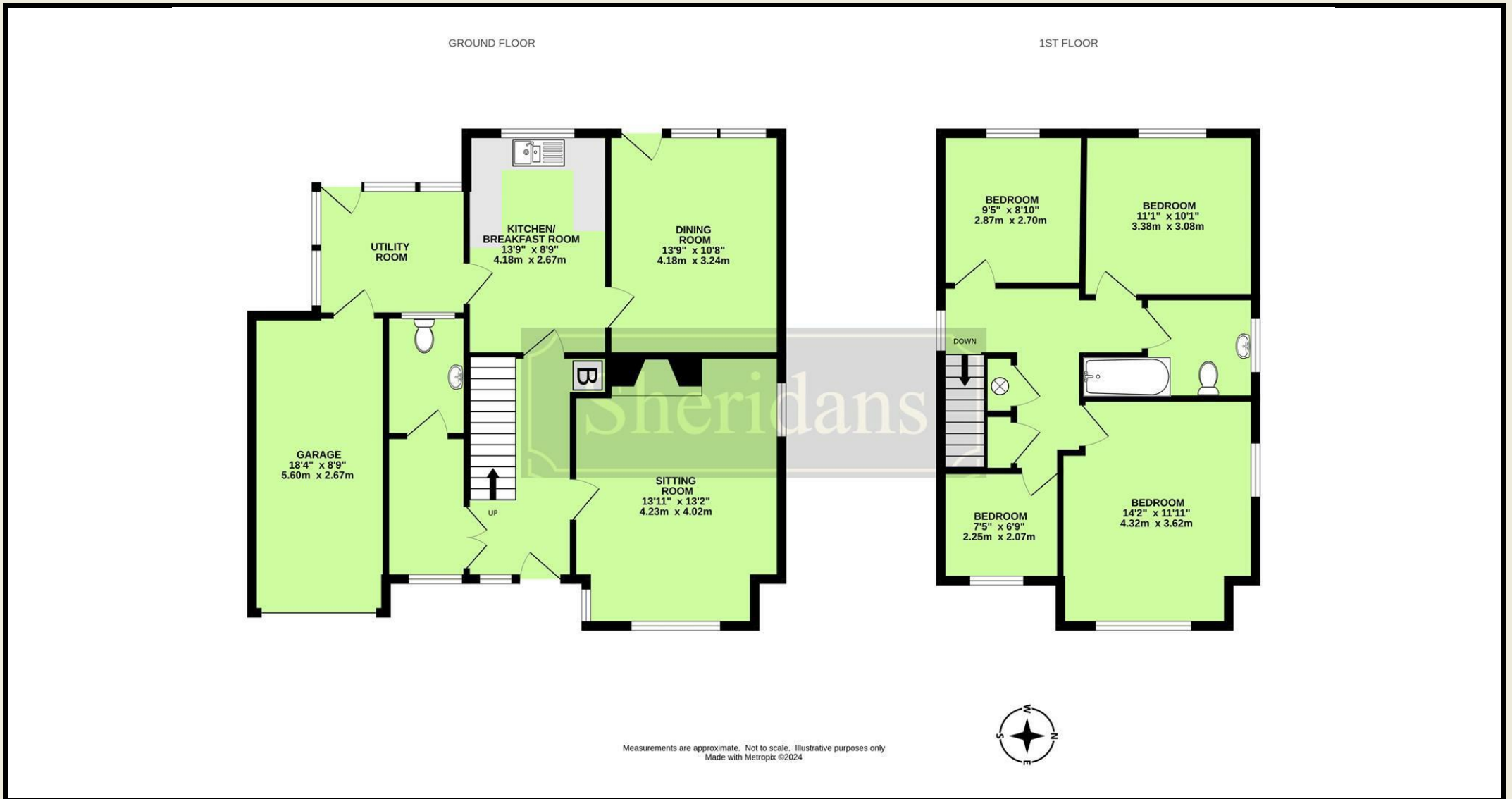
Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very low risk

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.

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