



Hawstead Lane, Sicklesmere, Bury St. Edmunds IP30 0BT

Guide Price £400,000

Stylish brick and flint barn conversion enjoying a quiet lane setting only a few miles from Bury St Edmunds.

Built of traditional brick and flint construction beneath a tiled roof and situated within a desirable conservation area within the small and conveniently positioned village of Sicklesmere, this superb barn conversion provides stylish accommodation with a contemporary twist possessing a bright and airy atmosphere.

Benefitting from modern electric underfloor heating to the ground floor and electric radiators to the first floor and further benefitting from double glazing and presented in excellent decorative, the accommodation currently in brief comprises an entrance door opening to a spacious sitting/dining room creating an excellent first impression with glass galleried landing and full height southerly aspect glazing to front creating a wonderfully light and airy atmosphere. Within this space is a wood burning stove, tiled and carpeted floor and a modern timber and glass staircase off to first floor. The kitchen is fitted with an extensive range of modern gloss finish units providing drawer and cupboard space complemented by integrated appliances and door to garden. A separate utility and cloakroom complete the ground floor accommodation.

On the first floor the staircase from the sitting/dining room

leads to a large open landing/sitting/study area with glass balustrade and views over the gardens and beyond. From this versatile space, leads to the two double bedrooms both of which are complemented by either an en-suite bathroom or shower room, completing the first floor accommodation.

Outside

The property enjoys shared vehicular access leading to the rear and to an area of vehicle parking for 2 cars. To the rear of the house is an enclosed paved and lawned area of garden with timber shed. The garden provides a good degree of privacy and enjoys a southerly aspect.

Location

The property is situated along a quiet lane in a conservation area within this small village, located only a few miles from Bury St Edmunds. Sicklesmere offers a local shop/post office and public house. The market town of Bury St Edmunds offers a vast range of local amenities, easy access to the A14 and rail transport links to Ipswich, Cambridge and London Liverpool Street/Kings Cross.

Directions

From Bury St Edmunds, proceed south along the A143 towards Sudbury. At Sicklesmere turn right into Hawstead Lane, where the property will be found further on the left. What3words:///funded.dimension.pushing

Services

- Superb detached brick and flint barn conversion
- South facing enclosed garden, parking for 2 cars
- Underfloor heating on ground floor, radiators on first floor
- Quiet lane setting in village only a few miles from Bury St Edmunds
- Stylish contemporary accommodation and features
- Glass balustrade and glass galleried landing
- Spacious open plan sitting/dining room with wood burner
- Well equipped kitchen
- Utility, cloakroom
- First floor sitting area/study, two double bedrooms, en-suite bathroom, en-suite shower room

Mains electricity, water and drainage. Electric underfloor ground floor heating and electric first floor radiator heating. Council Tax: West Suffolk Band: A Broadband speed: Up to 80 mbps available (Source Ofcom) Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom) Flood Risk: No Risk

