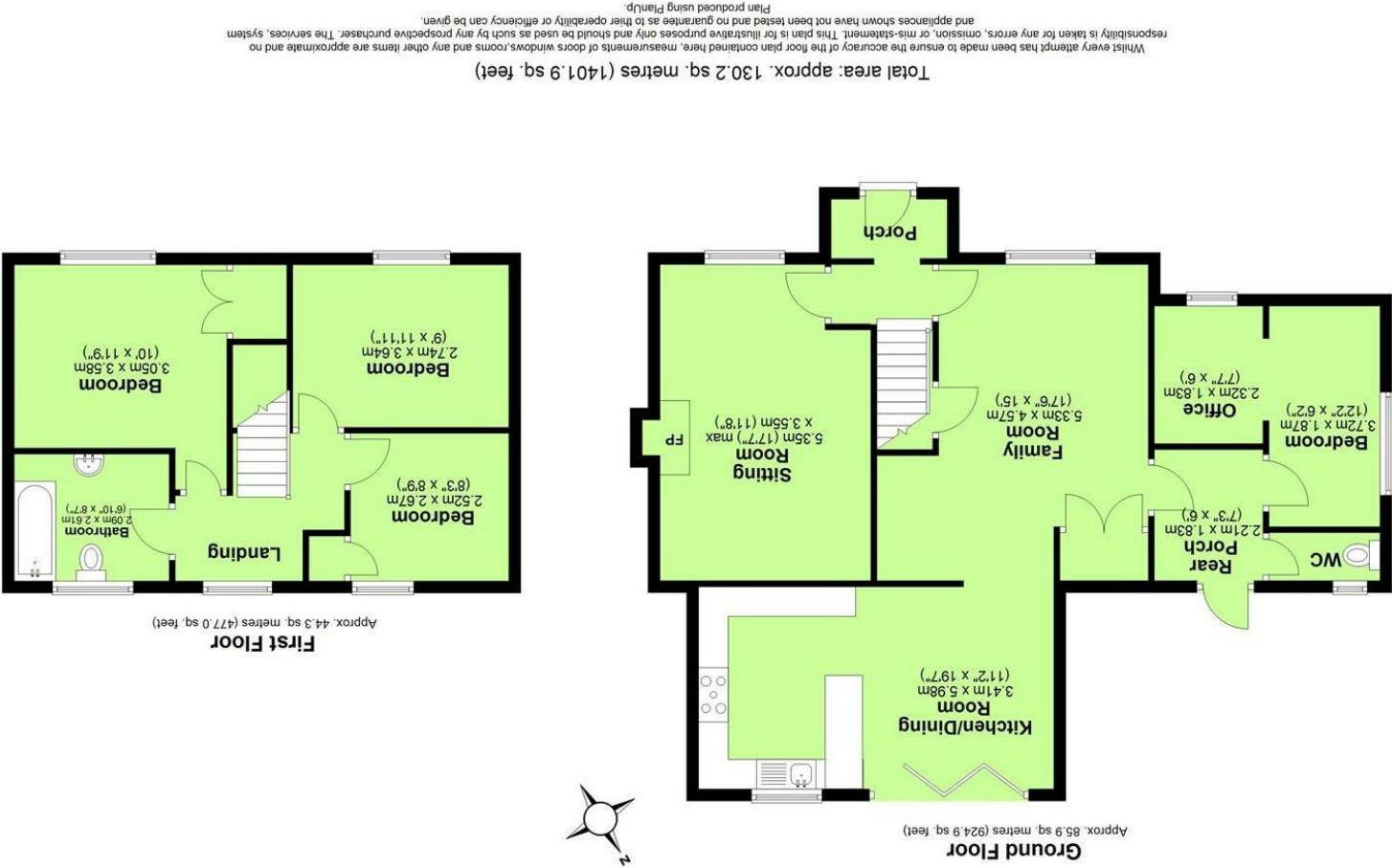


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





Highfields, Somerton, Bury St. Edmunds IP29 4ND

Offers Over £475,000

A house with a wonderful light and airy atmosphere that simply must be viewed to be appreciated!.....A newly extended and remodeled 3/4 bedroom semi-detached house enjoying an incredible rural setting overlooking stunning rolling countryside, with planning permission for a further side extension.

This impressive family home provides a surprising level of beautifully presented accommodation complemented by spacious rooms creating a delightful light feel and atmosphere.

The property is in an elevated position along a no-through lane and contains accommodation over two levels including three reception rooms, a well equipped kitchen, rear porch/boot room, cloakroom, study and ground floor bedroom 4. On the first floor are three bedrooms and a family bathroom. The property is approached along a driveway providing off road vehicle parking for at least four cars. There is a large corner plot front garden and to the rear, an enclosed garden providing a good degree of privacy.

The accommodation in brief comprises a newly built porch leading to the entrance hall with doors to the sitting room and family room and staircase leading to first floor. The sitting room is a comfortable reception with oak flooring, fireplace with wood burner and a window to front. The family room is a particularly spacious and light reception with oak flooring, large picture window to front overlooking the front gardens and stunning countryside beyond. Within this room is a study area and under-stairs and a clever utility cupboard. From the family room leads to the well equipped kitchen/dining room within the newly built rear extension incorporating a striking half vaulted ceiling with roof light and stylish Bi-fold doors opening to the rear gardens. The kitchen is fitted with a modern range of units providing ample draw and cupboard space beneath smart Quartz worktops and complemented by quality built in appliances. A rear porch with sanity sink unit, leads to the cloakroom, study and particularly versatile room, which could easily be used as a fourth bedroom, completing the ground floor accommodation.

Stairs lead to the first floor landing with window overlooking the rear gardens and oak flooring continuing into the three bedrooms, all of which afford fabulous views across the surrounding rolling countryside. The smart newly remodeled family bathroom, completes the first floor accommodation.

Outside
The house is approached along a driveway providing plenty of vehicle parking. The large front gardens are mostly laid to lawn with flower and shrub borders. Side access leads to the enclosed rear gardens, again mostly laid to lawn with timber shed and a terrace ideal for outdoor entertaining.

Location
The beautiful and quiet hamlet of Upper Somerton is situated on high ground about half a mile to the west the small attractive village of Hartest, both areas conveniently located approximately 7 miles from the lovely medieval village of Long Melford and about 10 miles from the thriving Georgian market town of Bury St Edmunds. The villages are highly regarded and are one of West Suffolk's most favoured and well respected locations; they are set within a conservation area, characterised by its variety of period buildings. Hartest benefits from a primary school, a butchers, doctor's surgery, public house and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south, which also provides a further variety of amenities.

Directions
When entering the village of Hartest along the A1066 from the direction of Bury St Edmunds, turn right signposted Upper Somerton. Follow the lane up the hill and where the property will be found further on the right-hand side before reaching the church.

<https://what3words.com/puncture.profited.cocoons>

Services
We understand that fibre broadband is installed at the property affording fast internet speeds despite the property's rural location. Please note Sheridans

- Newly extended and remodeled house in wonderfully tranquil setting
- Good size gardens and ample parking
- Breath-taking views across rolling countryside
- Sitting room with wood-burner
- Family room
- Kitchen/dining room
- Study, cloakroom, further reception/bedroom 4
- 3 bedooms
- Family bathroom
- Features including oak flooring, double glazing and Aluminium Bi-fold doors

have not tested the speeds and offer no guarantee as to the services available.

Mains water and electricity are connected. Oil fired heating to radiators. Private drainage system.
Council - Babergh - Tax Band C. EPC rating D
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

Agents Note - There is currently planning for a side extension, planning reference DC/22/01870

