



The Green, Hissett, Bury St. Edmunds

Sheridans



The Green, Hessest, Bury St. Edmunds IP30 9BE

Guide Price £650,000

Particularly elegant 4 bedroomed detached period house providing beautifully proportioned accommodation displaying a wealth of original features.

Built of traditional brick construction beneath a slate roof and sensitively extended to a very high standard in more recent years, this wonderful detached village house, provides stunning and well presented accommodation, possessing a most homely and elegant atmosphere, with traditional features including sash windows, period fireplaces, wooden flooring, coupled with more modern styles with stylish Bi-fold doors, modern kitchen and bathrooms and a superb oak framed home office/studio in the west facing rear garden.

The house offers excellent proportions and the beautifully presented accommodation current in brief comprises an entrance hall with stairs off to the first floor and door to the snug, creating a charming reception room with under stairs cupboard, feature fireplace and window to front. The sitting room is another charming reception room with window to front, feature fireplace and opening leading through to the delightful garden room with stylish Bi-fold doors opening to the rear gardens. The well equipped kitchen/dining room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and with space for range oven and dishwasher. Four traditional sash windows and stable door, offer views

across the rear gardens. A separate utility room and cloakroom, complete the ground floor accommodation.

On the first floor are four well appointed bedrooms, a charming family bathroom and a separate shower room, completes the first floor accommodation.

Outside

To the front is a neatly maintained garden beyond traditional picket fencing. A driveway leads to the side of the house and to the rear parking. The well stocked rear gardens are a delightful feature providing the occupants with a good degree of privacy whilst enjoying a westerly aspect. A rear terrace provides an ideal area for outdoor entertaining and of particular note is the superb home office/studio, creating a fantastic space for working and entertaining. At the end of the garden a small brook and summerhouse.

Location

Hessest is a well regarded village which is situated just south of the A14, which gives excellent access to Bury St Edmunds, Ipswich, Cambridge and the motorway network beyond. It lies close to the well served village of Thurston, which offers an excellent range of facilities, with a train station. The historic market town of Bury St Edmunds is within approximately seven and a half miles to the west. The village itself provides a fine community spirit with a village green and playing field.

- Stunning period house in the heart of Hessest
- Charming west facing gardens
- Plenty of vehicle parking
- Wealth of original features
- Fantastic oak framed home office/studio
- Sitting room
- Well equipped kitchen/dining room
- Snug, garden room
- Utility, cloakroom
- Four well proportioned bedrooms, bathroom and shower room

Directions

When proceeding though Hessest from the direction of Beyton, the entrance to the house will be found on the right hand side a short distance after the village green.

Services

Mains electricity, gas, drainage and water.

Council Tax: West Suffolk Band: F

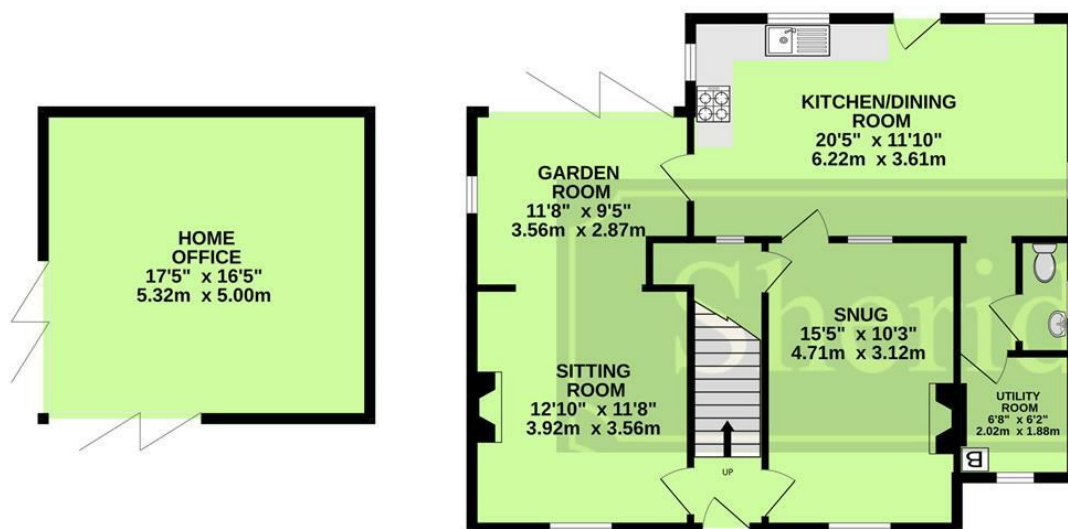
Broadband speed: 21 mbps available (Source Ofcom)

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

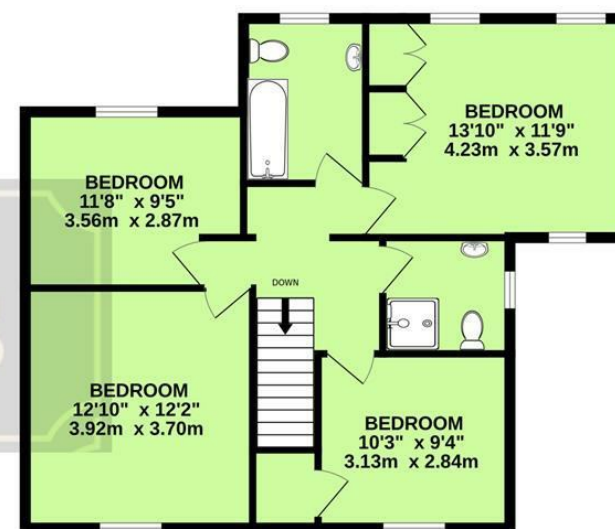
Flood Risk: Very low



GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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