



Meadow Close, Felsham

Sheridans



An impressive detached family home providing stylish living accommodation with a contemporary twist, whilst enjoying a delightful setting in the highly regarded village of Felsham.

Understood to have been built approximately forty years ago of traditional brick construction beneath a tiled roof line, this beautifully presented detached house has recently been re-modelled and greatly improved for the current owners, resulting in a light and airy home offering desirable "open plan" living with contemporary features fused with the latest modern conveniences.

Benefiting from oil fired radiator central heating, double glazing and potential to extend (subject to usual planning regulations and permissions), the beautifully presented accommodation currently in brief comprises; a very smart contemporary style oak entrance door opens to Entrance Hall: with wooden style flooring, stairs off to first floor and door to Study: with window overlooking front gardens. Sitting Room: a fantastic open plan space, full of light, with window to front, fireplace with log burner and slate hearth, open to Dining Area: an ideal place to enjoy entertaining with stylish bi fold doors opening to gardens and open to Kitchen: fitted with an excellent range of units providing lovely clean lines and plenty of drawer and cupboard space beneath preparation surfaces, complemented by built in quality appliances including electric hob and double oven. Sink unit with drainer, window overlooking rear gardens and sliding "pocket" door to Utility and Cloakroom.

On the first floor is a landing with double airing cupboard and doors leading to four comfortable bedrooms, two with "wall to wall" fitted wardrobes and a stylish re-modelled shower room completes the accommodation.

### Outside

The house is approached along a driveway providing vehicle parking and access to the garaging. There are neatly maintained front gardens and side access leads to the rear.

The beautiful rear gardens are a particular feature being mostly laid to lawn with well stocked flower borders. A paved terrace creates an ideal area for outdoor entertaining and al-fresco dining whilst enjoying the countryside views.

### Location

The House is situated in a small close adjacent to a conservation area with delightful open views to the side and rear across paddocks, whilst located within the heart of the village. Felsham has an active village community and local amenities which include a public house, parish church, garage and situated only 2 miles to the highly regarded Old Buckenham Hall prep school. The village is situated approximately 8 miles to the South East of the thriving market town of Bury St. Edmunds with its superb range of shops, schools, leisure and cultural facilities. The market town of Stowmarket lies about 8 miles to the East, also with a good range of amenities and direct rail service to London (Liverpool Street). The A14 dual carriageway (about 5 miles) provides good road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/ M11.

### Directions

From the centre of Felsham at the village green, turn left into Church Road and continue for a short distance and turn left into Meadow Close where the property will be found further on the right hand side.

3 What Words //birthdays.deform.fairness

- Entrance hall
- Study
- Open plan sitting/dining room with bi-fold doors to gardens
- Kitchen breakfast room
- Utility
- Cloakroom
- Four bedrooms
- Stylish shower room
- Driveway and garaging
- Delightful gardens with countryside views, sought after village location

### Services

Mains electricity, water and drainage. Oil fired radiator central heating. (oil tank replaced 2024)

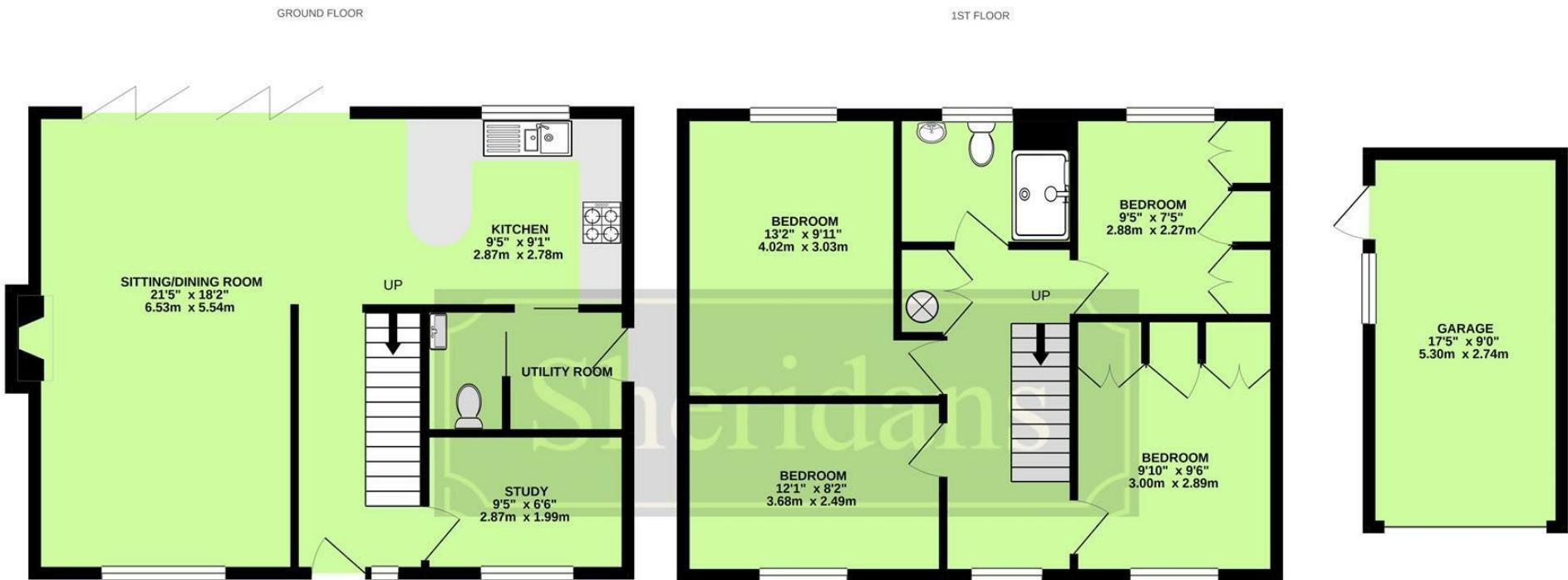
Council Tax: Mid Suffolk Band: D

Broadband speed: Up to 33 mbps available (Source Ofcom)

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

Flood Risk: No Risk





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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