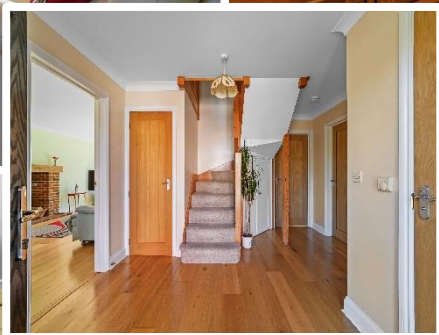




**Brandon House, 3 Tudor Court
Westhorpe, Suffolk**

**DAVID
BURR**



Brandon House, 3 Tudor Court, Westhorpe, Suffolk, IP14 4TR

Westhorpe is a small rural village having St Margaret's church and a modern village hall which is host to many groups and activities. The nearby village of Bacton (3 miles) has a good range of everyday amenities including a village store, post office, public house and health centre. Westhorpe is situated 8 miles from the town of Stowmarket and 13 miles from the cathedral town of Bury St Edmunds both having a good range of schooling, shopping, recreational and cultural facilities, Stowmarket also having a mainline rail link to London's Liverpool Street station

An impressive and beautifully presented five-bedroom detached family home set in a quiet private close in the picturesque village of Westhorpe with unrivalled countryside views to the rear. The property is presented in excellent decorative order throughout and benefits from oil fired central heating, double glazing, oak flooring to the ground floor and oak internal doors. Externally the property boasts a south facing rear garden, private driveway with off road parking and detached single garage.

A generous and well-presented family home in a quiet private close with stunning countryside views to the rear.

Front entrance door with adjacent windows to side into;

ENTRANCE HALL: A generous reception hall with engineered oak flooring. Staircase to first floor with understairs storage cupboard and additional built-in cloaks cupboard. Doors to principal reception rooms, kitchen and cloakroom.

SITTING ROOM: 21'8 x 12'1 (6.6m x 3.6m). A delightful light and airy room with window to front aspect and fully glazed French doors with adjacent windows to the rear opening directly onto the garden terrace. The focal point of the room is the brick inglenook fireplace with tiled hearth, oak bressummer and inset wood burning stove. Engineered oak flooring. TV point. Internal glazed oak French doors leading through to the;

DINING ROOM: 12'3 x 10'9 (3.7m x 3.3m). Located to the rear of the property with views over the garden featuring engineered oak flooring and doors to reception hall and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: 25'9 x 12'3 (7.8m x 3.7m). Split into two defined areas with the kitchen situated to the front of the property with window overlooking the front garden. Range of shaker style base and wall units with quartz worktops, 1½ bowl single drainer sink unit with mixer tap. Integrated appliances include Bosch fridge freezer, dishwasher, twin Neff

electric ovens and Neff Halogen electric hob with Neff stainless steel extractor hood over. Tumbled tiled splashbacks. Ceiling downlights. Water softener. Ceramic tiled flooring. Walk through to breakfast area and door to utility room. The breakfast area is a versatile space for dining or to enjoy the delights of the garden and countryside views accessed through fully glazed French doors and adjacent windows to the rear. This area sees a continuation of the ceramic tiled flooring from the kitchen. Ceiling downlights.

UTILITY: 6'1 x 6'1 (1.8m x 1.8m). Base and wall storage units and worktop with stainless steel sink unit with mixer tap. Tumbled tiled splashbacks. Wall mounted boiler. Space and plumbing for washing machine/tumble dryer. Ceramic tiled flooring. Part glazed exterior side door.

CLOAKROOM: With window to side. W.C and pedestal wash hand basin with chrome mixer tap. Tiled flooring.

First floor

LANDING: Featuring a return balustrade. Airing cupboard and loft access hatch.

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BEDROOM 1: 18'4 x 12'2 (5.6m x 3.7m). A generous double bedroom with windows to rear and side to fully enjoy the open countryside views. Twin built-in double fitted wardrobes. Door to;

EN SUITE: 7'1 x 5'5 (2.1m x 1.6m). Large double shower cubicle with sliding glazed doors and chrome shower fittings, W.C. and corner pedestal wash hand basin with mixer tap. Chrome towel radiator. Tiled underfloor heating. Tiled walls. Ceiling spotlights. Window to front.

BEDROOM 2: 14'4 x 12'2 (4.3m x 3.7m). Another large double bedroom situated to the rear of the property with fine views. Large double wardrobe.

BEDROOM 3: 10'9 x 10'4 (3.3m x 3.1m). A further double bedroom also located to the rear of the property to enjoy the views. Built-in double wardrobe.

BEDROOM 4: 12'1 x 7'1 (3.6m x 2.1m). Window to front aspect. Double bedroom with built-in double wardrobe.

BEDROOM 5: 12'1 x 8' (3.6m x 2.4m). A further double bedroom also located to the front of the property.

BATHROOM: 7'1 x 6'5 (2.1m x 1.9m). Suite comprising panelled bath with chrome shower over and glazed shower screen. Large vanity storage unit with part concealed W.C. and surface mounted wash hand basin with chrome mixer tap and storage cupboards under. Fully tiled walls. Tiled flooring with underfloor heating. Window to front aspect.

Outside

The property is one of four similar styled homes in this private no through turning and features an extensive block paved driveway providing off road parking for several vehicles and giving access to the detached **GARAGE** with timber double doors to the front and part glazed courtesy door to the rear, power and lighting supplied. The front garden offers a well-manicured lawn with weeping tree and well stocked flower border.

The rear garden offers a southerly aspect and features a choice of paved terracing for outdoor entertaining, greenhouse and timber storage shed. The gardens are truly delightful being predominantly lawn with stocked established borders and stunning open countryside views beyond.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

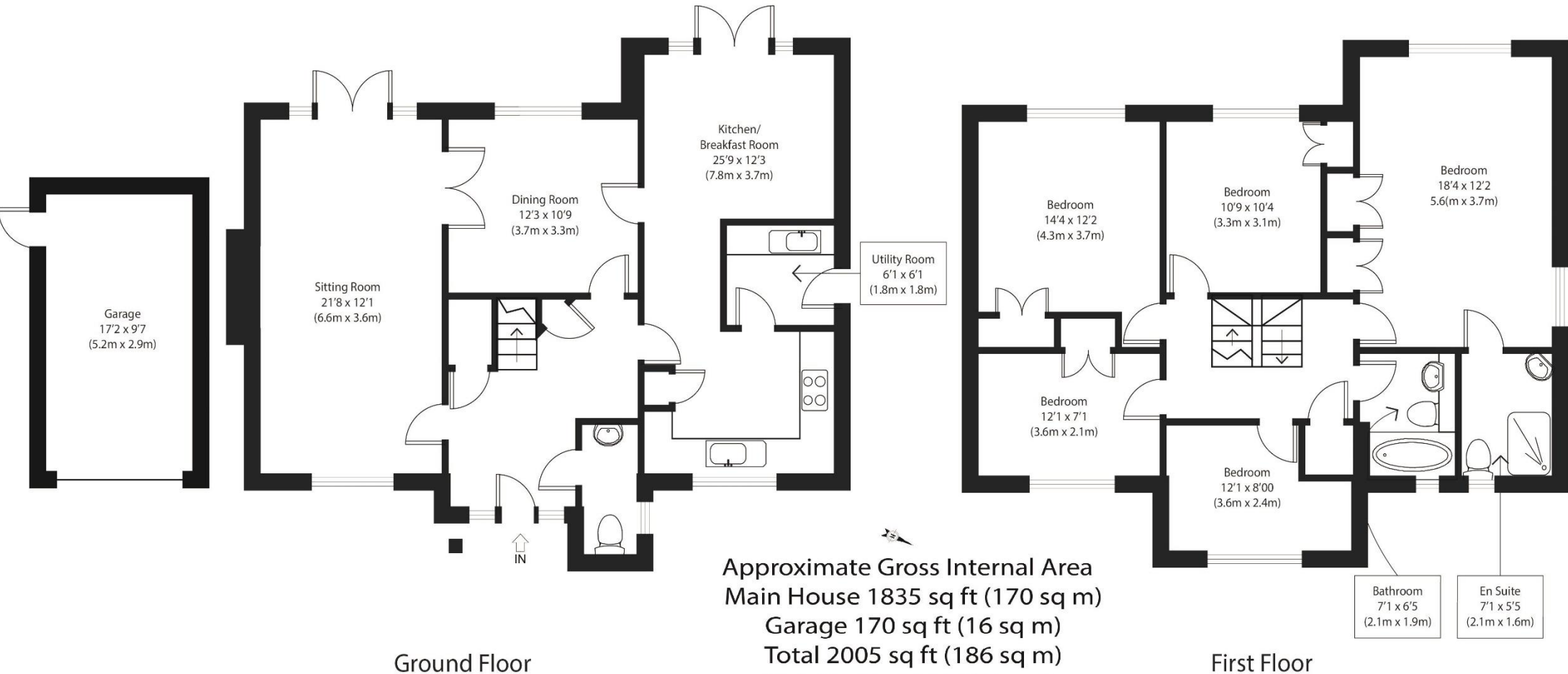
LOCAL AUTHORITY: Mid Suffolk District Council – Band F
EPC RATING: D

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



