



**6 Valentine Way  
Hessett, Suffolk**

**DAVID  
BURR**







# 6 Valentine Way, Hessett, Bury St Edmunds, Suffolk, IP30 9BP

Hessett is a small quiet village approximately 7 miles east of Bury St Edmunds and is centred around a village green with a small playing field, play area, parish church of St Ethelbert and a village hall. The close village of Woolpit (approximately 3 miles) has a good range of everyday amenities and the cathedral town of Bury St Edmunds offers an excellent range of schooling, shopping, recreational and cultural facilities. The town of Stowmarket (approximately 9 miles) also has a good range of all amenities together with a main line rail link to London. The village offers excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

A superb five-bedroom detached family house that has been maintained and is presented to an excellent order throughout whilst affording generous accommodation to both floors and boasting an enviable cul-de-sac position within this highly regarded Suffolk village. This delightful property is further enhanced by a double garage, off street parking and excellent rear garden that has been meticulously cared for by the present owners.

## A splendid five-bedroom detached family house occupying an enviable village location.

Entrance door opening through to;

**ENTRANCE HALL:** A large inviting area having staircase rising to first floor with understairs cupboard. Doors to all principal rooms.

**SITTING ROOM:** A wonderful double aspect room with gas feature fireplace creating the main focal point. Double doors opening to entrance hall.

**DINING ROOM:** Conveniently placed at the rear of the property offering aspect of the garden and door opening to the terrace offering the potential to enjoy al fresco dining.

**KITCHEN:** Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap. Further integrated appliances include eye level double oven, five ring gas hob under extractor hood, fridge freezer and dishwasher. Further matching preparation island with base unit and worktop creating a well-designed breakfast bar area. Tiled flooring. Door opening through to;

**UTILITY ROOM:** Fitted with wall and base units under work preparation surfaces with sink unit having a single drainer and mixer tap. Space for washing machine. Door opening to the rear grounds. Tiled flooring.

**SNUG:** A versatile room located to the front of the property which would lend itself to a multiple of uses including a home office if so required

**CLOAKROOM:** Fitted with W.C. and wash hand basin with mixer tap.

### First floor

**LANDING:** A welcoming area with rear aspect and having built-in airing cupboard. Doors to;

**BEDROOM 1:** Having front aspect and extensive built-in wardrobes. Door opening through to;

**EN SUITE:** Fitted with a corner shower cubicle with part tiled surround, W.C. with encased vanity cistern and wash hand basin with mixer tap and again with vanity surround and cupboard beneath.

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**BEDROOM 2:** Also located to the front of the property and having built-in wardrobe.

**BEDROOM 3:** Being a similar size to bedroom 2 located to the rear and offering aspects of the garden.

**BEDROOM 4:** Having rear aspect.

**OFFICE/BEDROOM 5:** A versatile room offering side aspect.

**BATHROOM:** Suite having panelled bath with shower over and part tiled surround, W.C. with encased cistern with vanity surround and pedestal wash hand basin with mixer tap. Heated towel rail.

## Outside

The property is tucked away in a cul-de-sac and is approached via a private driveway which leads to the property and the **DOUBLE GARAGE** with two up and over doors, power and light connected and personal side door opening back to the garden. The remainder of the front has been well cared for with lawned area, established tree and flower and shrub beds. Path leading to the front door. The path continues to the side of the property to a full height side gate that gives access to the rear grounds.

The rear grounds are a sheer delight and have been meticulously cared for by the present owners with a terrace area immediately abutting the property designed with entertaining on warm summer afternoons in mind. The remainder of the property is predominantly lawn with established trees, shrubs and well stocked flowering borders.

**SERVICES:** Main water, drainage, electricity and gas are connected. Gas 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: C**

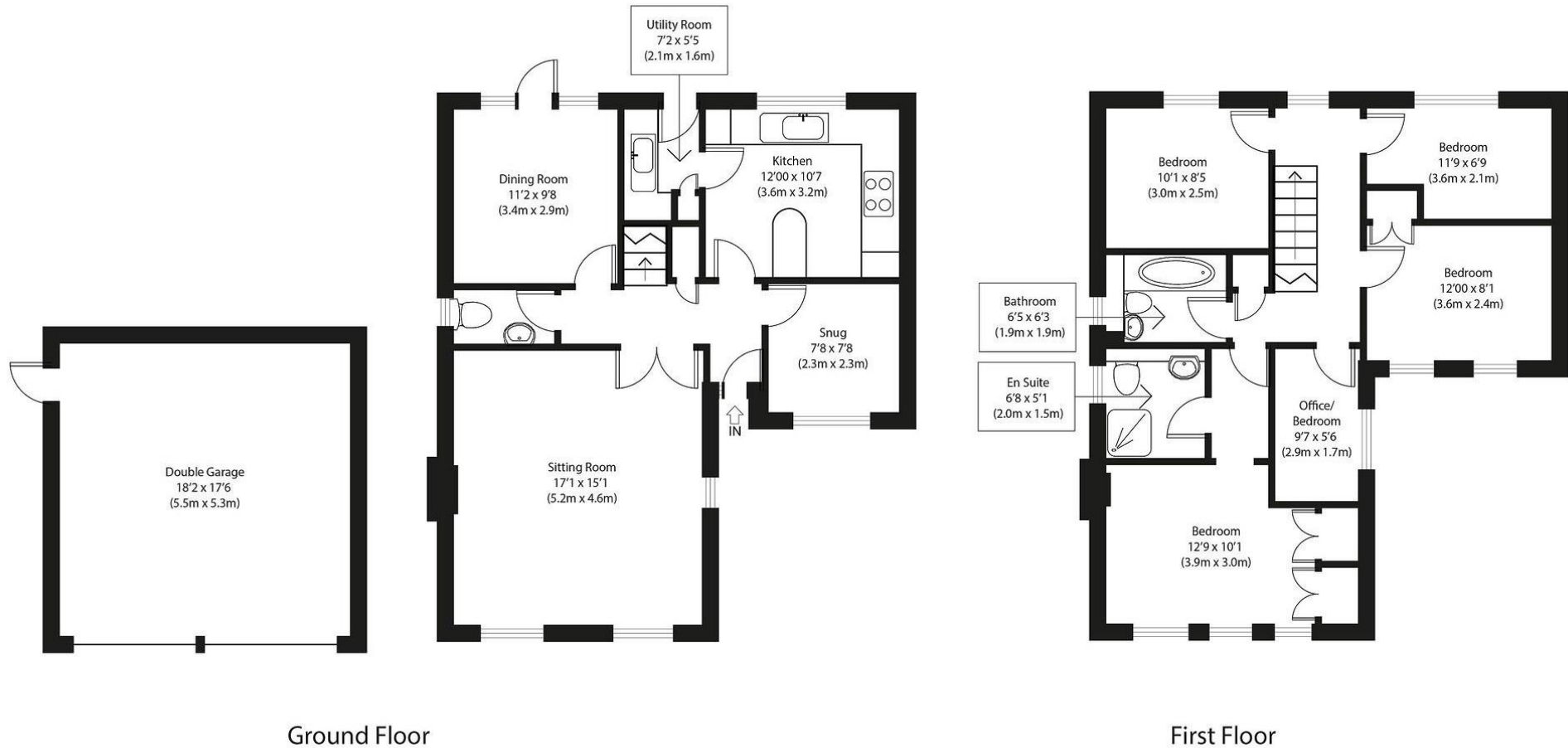
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**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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Approximate Gross Internal Area  
Main House 1460 sq ft (136 sq m)  
Garage 320 sq ft (30 sq m)  
Total 1780 sq ft (165 sq m)

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.photohausgroup.co.uk





