



**Orchard House**  
**Norton, Suffolk**

**DAVID  
BURR**







# Orchard House, Ashfield Road, Norton, Bury St Edmunds, Suffolk, IP31 3NF

Norton is a popular and attractive village with a wealth of character and individual homes. The village is well served with churches, pre-school and primary school, public house, petrol station/shop and garage. There is a large village hall hosting a variety of activities and clubs. The A14 provides access to the Cathedral town of Bury St Edmunds 11 miles and Stowmarket 9 miles. A commuter rail link is available at Stowmarket with a branch line service to London's Liverpool Street Station 90 minutes.

A substantial five-bedroom detached family house that occupies an enviable position towards the periphery of this highly sought after Suffolk village and only a short distance from all of its amenities on offer. Orchard House has undergone significant improvements over the years and is now presented to an excellent standard throughout that boasts well-appointed accommodation to both floors and superb grounds that offer unrivalled countryside views to the rear and beautiful sunsets. The property is further enhanced by off street parking and integrated double garage.

## **A delightful five-bedroom detached family house on the edge of this well regarded Suffolk village and having superb countryside views.**

Entrance door opening through to;

**ENTRANCE HALL:** A welcoming area with staircase rising to first floor. Side aspect and doors to;

**SITTING ROOM:** A delightful room with wood burning stove set upon a tiled hearth under wooden mantle creates the main focal point. The room offers front aspect. Door opening through to;

**DINING ROOM:** Being of a generous size and having double doors opening to the conservatory. Further door leading back through to the kitchen.

**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 a four-ring electric hob, eye level double oven and grill and dishwasher. Space for fridge freezer. This room offers rear aspect and has tiled flooring. Door to side vestibule which gives access to the front and rear, utility room and double garage.

**CONSERVATORY:** A well-placed room ideally situated to enjoy views of the delightful garden. Door opening to the rear terrace allowing one to entertain family and friends whilst watching the sun set.

**UTILITY ROOM/CLOAKROOM:** Work preparation surface. Space for washing machine and tumble dryer. Butler sink and W.C.

### **First floor**

**LANDING:** An inviting area with doors opening to;

**BEDROOM 1:** A substantial double aspect room that enjoys views of the gardens and countryside beyond. Door opening to;

**EN SUITE:** Fitted with panelled bath having mixer tap, freestanding shower cubicle with fully tiled surround, wash hand basin and W.C. Heated towel rail. Tiled flooring.

**BEDROOM 2:** Being a generous size having front aspect overlooking the grounds.

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**BEDROOM 3:** Currently occupied as a further sitting room by the present owner, however would easily revert to a double bedroom if so required. Views of the rear grounds and countryside.

**BEDROOM 4:** Again a delightful double room having rear aspect and currently occupied as a home office by the present owner.

**BEDROOM 5:** Double bedroom with front aspect.

**BATHROOM:** Fitted with a panelled bath with mixer tap, freestanding shower cubicle with fully tiled surround, W.C. and wash hand basin. Heated towel rail. Tiled flooring

Outside, the property is approached via two driveways with five-bar gates giving access to off street parking for numerous vehicles. The main drive gives access to the **INTEGRATED DOUBLE GARAGE** with power and light connected, rear aspect, electric roll door and personnel door back to the side vestibule. The remainder of the front has a mature high hedge with personal gate and a path leading through the front wildflower garden to the additional driveway.

The rear grounds are a genuine delight and have mostly been nurtured with wildlife in mind. There is both a cooking apple and an eating apple tree and two wildlife ponds that attract frogs, newts and hedgehogs, and bats are also frequent visitors. Along the side of the property, there are raised borders containing an assortment of herbs plus strawberry, gooseberry, and rhubarb plants. There are two terrace areas immediately abutting the rear of the property ideally placed to enjoy al fresco dining, with one underneath a pergola. Orchard House also has the benefit of beautiful sunsets in different areas of the rear garden throughout the year.

**SERVICES:** Mains water, drainage and electricity are connected. Oil radiator heating. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D

**EPC RATING: D**

**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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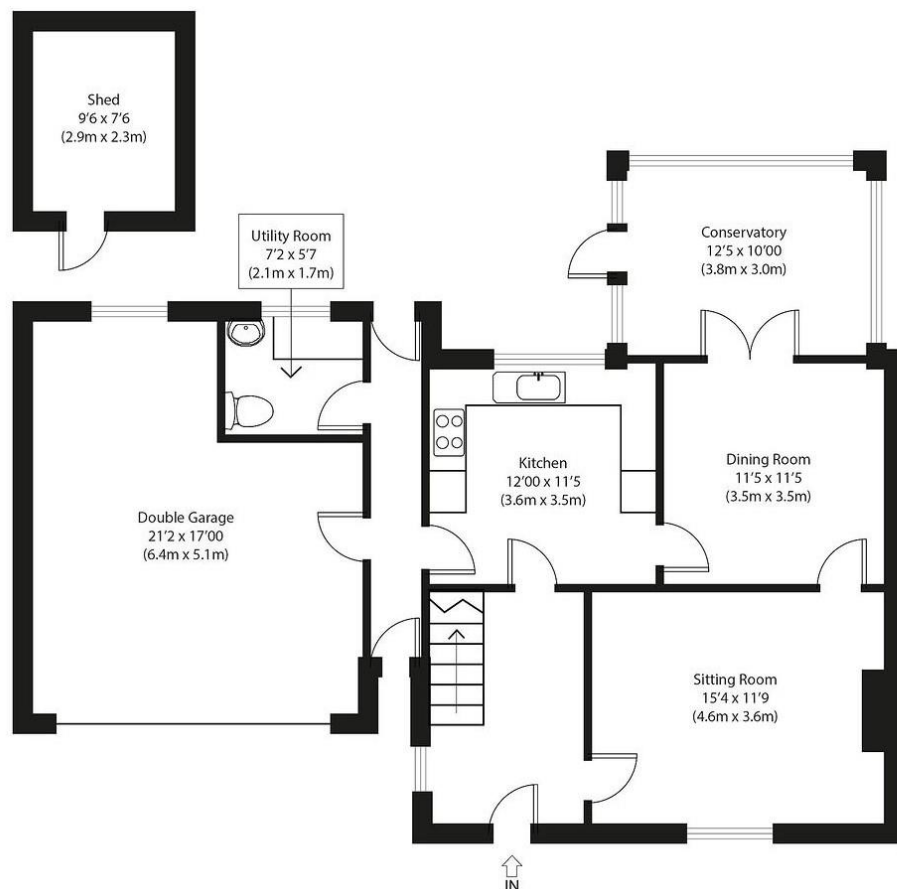
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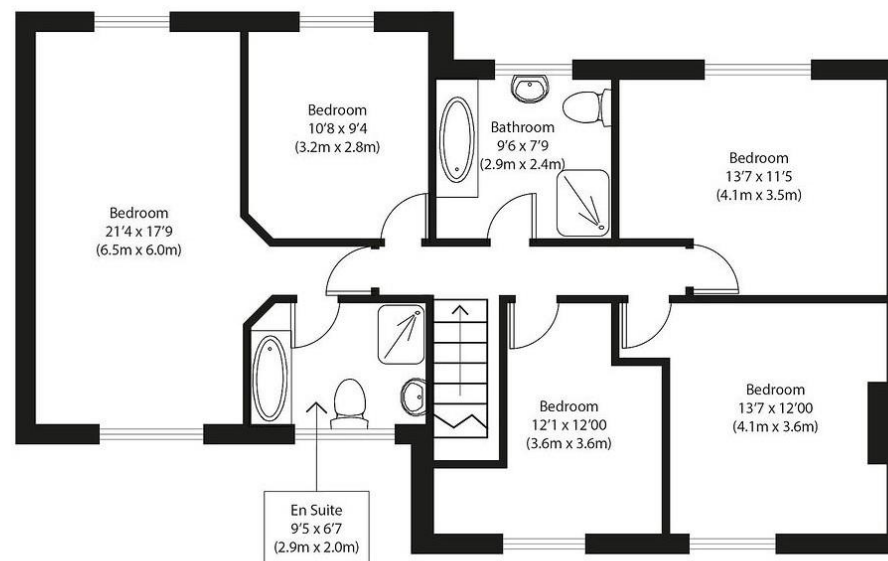
Approximate Gross Internal Area  
Main House 2110 sq ft (196 sq m)  
Outbuilding 70 sq ft (7 sq m)  
Total 2180 sq ft (203 sq m)

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

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Ground Floor



First Floor

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