



**Shrubbery Close  
Hessett.**

**DAVID  
BURR**







# 1 Shrubbery Close, Hessett, IP30 9GP.

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 well-presented and spacious four bedroom detached home, situated in a desirable cul-de-sac location within this highly favoured Suffolk village. Offering a versatile layout across three floors, this attractive property benefits from a stylish and well-equipped kitchen/dining room, multiple reception spaces, and well-proportioned bedrooms, including a principal suite with a dressing area and en-suite. This splendid property also features a detached double garage with a cart lodge and a neatly maintained rear garden, making it ideal for modern family living.

## **A superb and beautifully presented four bedroom detached house positioned in a cul de sac location within this sought-after Suffolk village, offering versatile living across three floors.**

**ENTRANCE HALL** A bright and welcoming entrance space having a staircase rising to the first floor with understairs cupboard and doors leading to the main reception rooms.

**SITTING ROOM** A generously proportioned reception room with dual-aspect to the front and rear that flood the space with natural light. Featuring a central fireplace with inset wood burning stove creates the main focal point of this charming room. This inviting room provides an ideal setting for both relaxation and entertaining with French style doors that open onto the rear garden, seamlessly connecting the indoor and outdoor spaces.

**STUDY** A versatile room positioned at the front of the property, perfect for use as a home office, snug, or playroom. A large window ensures a bright working environment.

**KITCHEN/ DINING ROOM** Cleverly designed into two distinctive areas, the well-appointed kitchen features a range of contemporary wall and base units under worktops. These incorporate a one-and-a-half bowl sink unit with a mixer tap and single drainer, along with an integrated dishwasher and washing machine. There is space for a freestanding range-style cooker **beneath**

an extractor hood and a tall fridge/freezer. Tiled flooring flows seamlessly into the spacious dining area, ideal for family meals or entertaining, while French-style doors open directly to the rear garden, offering the potential for alfresco dining on warm summer afternoons.

**CLOAKROOM** Fitted with a WC and a wall hung wash hand basin with mixer tap. Tiled flooring.

**FIRST FLOOR LANDING** A welcoming area with built in storage cupboard and staircase rising to the second floor.

**PRINCIPAL BEDROOM** A superb spacious and private retreat having triple aspect, this impressive main bedroom benefits from a designated seating area, a further dressing area with built-in sliding mirrored door wardrobe and a stylish en-suite shower room. The room further benefits from electric black out blinds to remain.

**EN SUITE** The en-suite comprises a double shower, wall hung wash hand basin, WC and heated towel rail.

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**BEDROOM TWO** Another well-sized double bedroom, benefiting from a built-in wardrobe and its own en-suite shower room, making it ideal for guests or older children.

**EN SUITE** Comprising a shower, wall hung wash hand basin with mixer tap, heated towel rail and a WC.

**FAMILY BATHROOM** Serving the remaining bedrooms, this modern bathroom includes a panelled bath with shower attachment over, wall hung wash basin with mixer tap, WC and heated towel rail. Tiled flooring and a built in television.

**SECOND FLOOR LANDING/STUDY AREA** A generous welcoming space with velux window and built-in storage cupboard. Currently used as a gaming area. Doors to:

**BEDROOM THREE** A spacious double bedroom, well-lit with Velux windows, offering a peaceful retreat away from the main living spaces.

**BEDROOM FOUR** A further well-proportioned versatile bedroom, ideal as a guest room, teenager's retreat, or hobby space.

## Outside Space

The property is approached via a block-paved driveway, providing ample off-road parking. To the side is a detached double garage currently used as a gym by the present owners, with one half featuring French-style doors opening to the front and the other retaining a traditional up-and-over door. A further personal door is located at the side.

Adjacent to the house is a cart lodge with an electric roll-up door, offering additional parking space and access to an adjoining shed at the rear.

The rear garden has been meticulously maintained by the present owners and is attractively landscaped. It features a well-tended lawn with stocked

flowering borders and a decked terrace, ideally positioned for outdoor dining and entertaining. A pathway leads to a side gate, providing convenient access.

**SERVICES:** Mains water, electricity, drains and Gas fired central heating

**NOTE:** None of these services have been tested by the agent.

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

**EPC Rating:** TBC

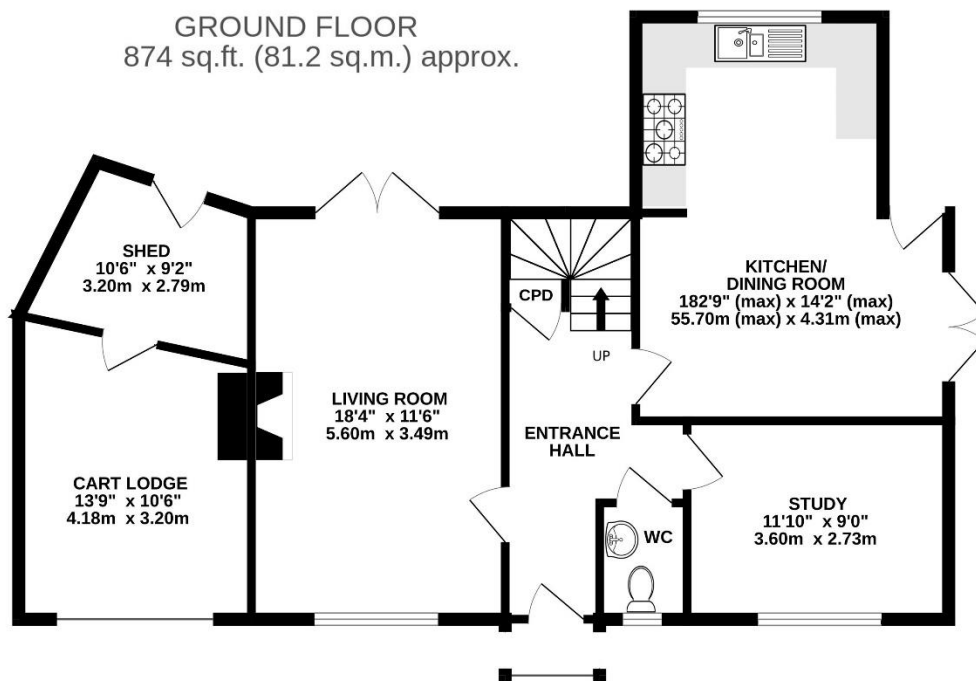
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

**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



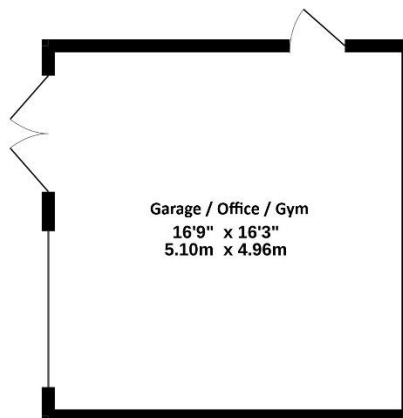
# 1 Shrubby Close, Hessett, IP30 9GP.

**GROUND FLOOR**  
874 sq.ft. (81.2 sq.m.) approx.

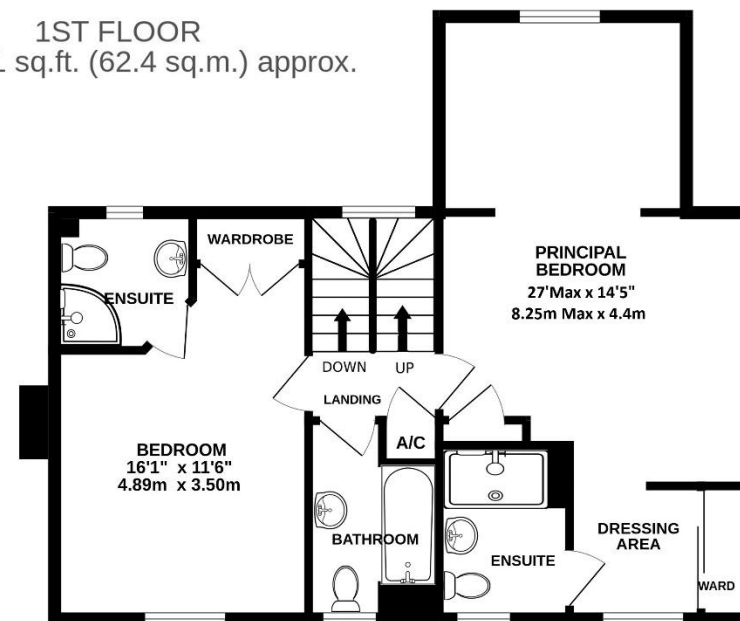


## TOTAL FLOOR AREA (approx.)

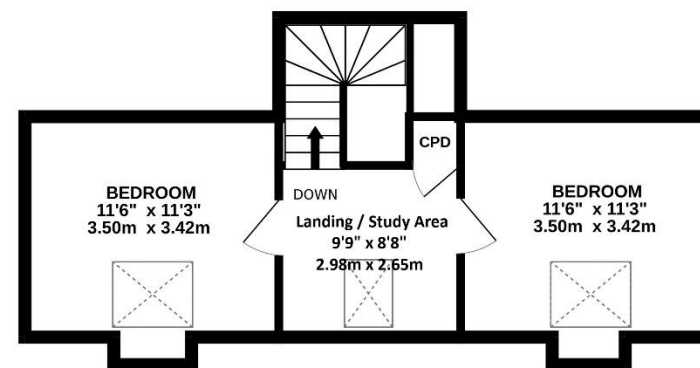
Accommodation: 1673 sq.ft (155.4 sq.m)  
Garage/Outbuildings: 502 sq.ft (46.6 sq.m)  
Measurements are approximate. Not to scale.  
Illustrative purposes only.  
Produced for David Burr Estate Agent.



**1ST FLOOR**  
671 sq.ft. (62.4 sq.m.) approx.



**2ND FLOOR**  
356 sq.ft. (33.1 sq.m.) approx.









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