



4 Shrubbery Close
Hessett, Suffolk

**DAVID
BURR**



4 Shrubbery Close, Hessett, Suffolk, IP30 9GP

Hessett is a charming and well-connected Suffolk village surrounded by gently rolling countryside and miles of footpaths, ideal for walking and cycling. The village green forms the heart of the community, with a range of events and activities throughout the year.

The nearby market town of Bury St Edmunds (approximately 6 miles) offers an excellent range of shops, restaurants, cultural attractions, and schooling options, as well as a mainline rail service connecting to Cambridge and London Liverpool Street. The A14 is easily accessible, linking to Newmarket, Cambridge, and the M11 beyond, while the Suffolk coast can be reached in just under an hour for those seeking weekends by the sea.

A superbly presented detached family home offering approximately 2,030 sq.ft. of beautifully balanced accommodation, occupying a peaceful position within a sought-after cul-de-sac just a short walk from the village green.

The property enjoys an excellent flow of space and light throughout. The spacious entrance hall sets the tone, leading to a comfortable sitting room centred around a stylish stone fireplace with inset wood-burning stove. The dining room enjoys views over the rear garden and opens via French doors onto the patio, ideal for entertaining during the warmer months.

At the heart of the home lies a luxury kitchen/breakfast room, beautifully appointed with an extensive range of shaker-style cabinets and drawers beneath a quartz work surface, complemented by a range-style cooker and central island providing additional storage and breakfast seating. There's also an integrated wine cooler, fridge/freezer and dishwasher, and a well-fitted utility room offering further cupboard space and provision for laundry appliances. Completing the ground floor is a cloakroom, understairs cupboard and a generous snug/study, perfect for those working from home.

Upstairs, the galleried landing provides access to four comfortable bedrooms. The principal bedroom suite is a true highlight, featuring a dressing room and a luxurious en suite shower room. A further bedroom also benefits from an en suite, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property is approached via a private brick-paved driveway providing ample parking and access to the double garage. The landscaped gardens have been professionally designed to offer privacy and year-round interest, with well-stocked borders, areas of lawn, and a delightful circular Indian sandstone terrace – the perfect spot for al fresco dining or evening drinks with friends.

Key Features:

- **Sought-after cul-de-sac setting near the village green**
- **Beautifully presented accommodation of around 2,030 sq.ft.**
- **Luxury kitchen/breakfast room with island and quartz worktops**
- **Sitting room with Chesneys stone fireplace and log-burning stove**
- **Versatile study/snug and formal dining room**

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- **Two en suite bedrooms plus family bathroom**
- **Professionally landscaped gardens with circular terrace**
- **Double garage and private driveway parking**
- **Excellent transport links to Bury St Edmunds, Cambridge, and London**

SERVICES: Mains electricity is connected. Gas fired heating, mains drainage and mains water. **NOTE:** None of these services have been tested by the agent.

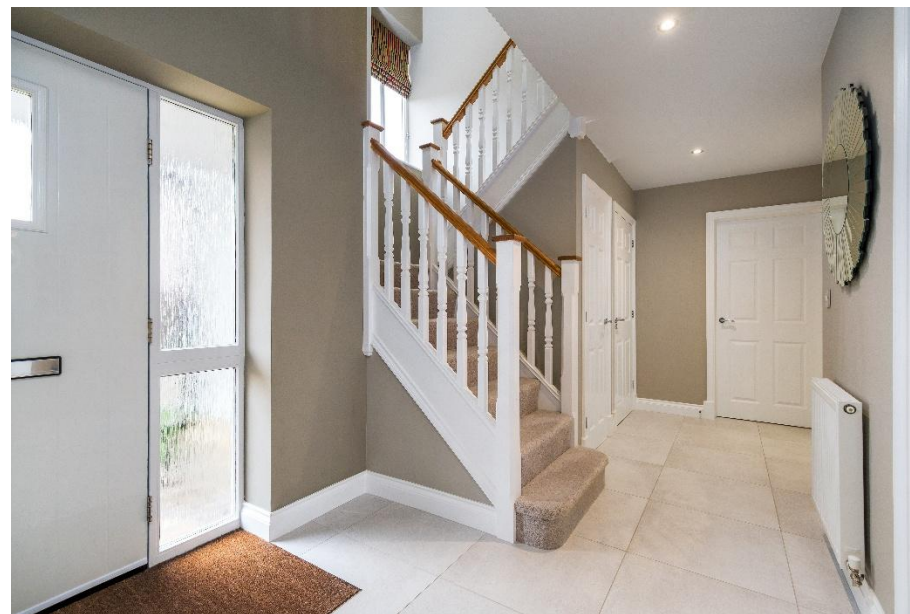
LOCAL AUTHORITY: Mid Suffolk District Council.

EPC Rating: C

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

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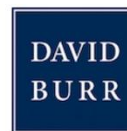
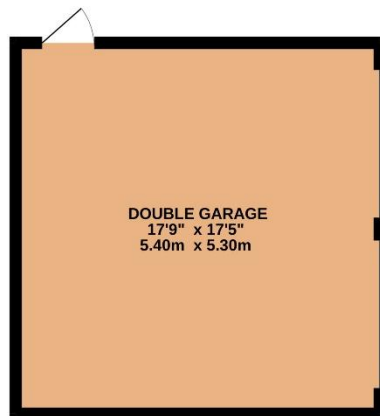
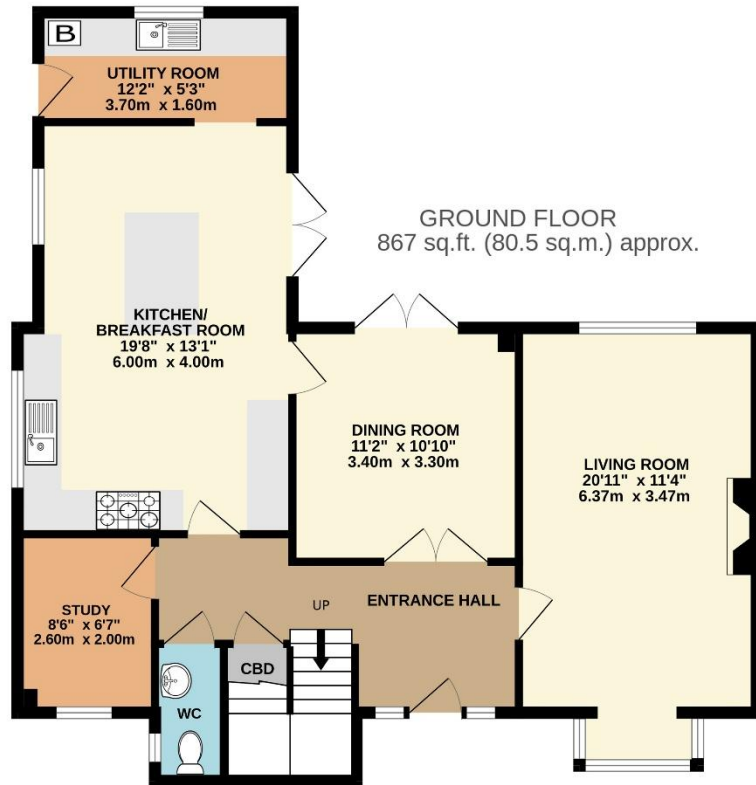
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TOTAL FLOOR AREA (approx.)

Accommodation: 1722 sq.ft (160.0 sq.m) - Double Garage: 308 sq.ft (28.6 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

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