



**5 Lime Tree Close
Hessett, Suffolk**

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5 Lime Tree Close, Hessett, Bury St Edmunds, Suffolk, IP30 9AY

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.

An excellent house that has undergone significant improvements and is now presented to the highest of standards throughout whilst enjoying an enviable position towards the centre of this well-regarded Suffolk village. 5 Lime Tree close has been meticulously designed and offers spacious accommodation to both floors including three reception rooms to the ground floor. The property is further benefitted by a delightful enclosed rear garden with countryside views to the rear, off street parking and an adjoining garage.

A superb house that has undergone significant improvements and enjoys an excellent position within this highly regarded Suffolk village.

Entrance door opening through to;

ENTRANCE HALL: A welcoming area with staircase rising to first floor. Large built-in storage cupboard. Doors to;

DRAWING ROOM: 23'1 x 12'1 (7m x 3.6m). Being of a spacious size and offering front aspect with a fireplace creating the main focal point of the room.

SITTING ROOM: 11'9 x 10'3 (3.6m x 3.1m). An excellent versatile room that would lend itself to a multiple of uses if so required, however currently occupied as a sitting room by the present owners with sliding doors opening to the rear garden with paved patio allowing one to enjoy warm summer afternoons. Door opening back through to dining area.

KITCHEN: 11'7 x 9'4 (3.5m x 2.8m). Located in the centre of the house with a side door providing access to the utility room. The kitchen is fitted with an extensive range of wall and base units under work preparation surfaces that incorporate a sink unit with mixer tap and electric hob under extractor hood. Further integrated appliances include eye level double oven

and dishwasher. Space for freestanding fridge freezer. Breakfast bar area. Large opening through to the designated dining room.

DINING ROOM: 17'6 x 13' (5.3m x 3.9m). A genuinely wonderful space that would lend itself to a multiple of uses, however occupied as a formal dining room by the present owners with double doors opening to the rear grounds offering the potential for al fresco dining. Further door opening through to;

STUDY AREA: 7' x 3' (2.1m x 0.9m). Currently utilised as a home office. Rear aspect.

UTILITY: 23'5 x 4'8 (7.1m x 1.4m). A useful area having its own external front door. Further door opening into the adjoining garage.

SHOWER ROOM: 6'5 x 5'5 (1.9m x 1.6m). An excellent improved area with large walk-in shower with part tiled surround, W.C. and wash hand basin with mixer tap and vanity drawers beneath.

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First floor

LANDING: An inviting area with large walk-in wardrobe 7'3 x 3'2 (2.2m x 0.9m). Doors to;

BEDROOM 1: 10'9 x 9'6 (3.3m x 2.9m). A delightful room having rear aspect over the garden and wonderful countryside views beyond. Built-in half height wardrobes into eaves. Door to;

EN SUITE: 9'6 x 4'7 (2.9m x 1.4m). Shower cubicle with part tiled surround, wall hung wash hand basin with mixer tap and vanity drawers beneath, wall hung W.C. with encased cistern. Tiled flooring.

BEDROOM 2: 13'7 x 9'8 (4.1m x 2.9m). Again, an excellent double bedroom with front aspect. Built-in wardrobes with sliding doors. Large built-in half height eaves storage cupboard.

Outside

The property is set away from the road adjacent to the village green and is accessed via a private shared shingle lane which in turn provides access to the property. The property has designated parking for three vehicles and in turn leads to the house and **GARAGE:** 23'5 x 8'6 (7.1m x 2.6m). With electric roll door and rear personnel door. Power and light connected. The remainder of the front has a lawn area.

The rear garden is a genuine delight with a large split level tiled patio area with pergola over. This then leads up three wide steps to the rear garden with garden shed and covered seating/storage area. The remainder of the garden is predominantly lawn with well stocked flowering shrub beds

SERVICES: Mains water, drainage and electricity 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 D.

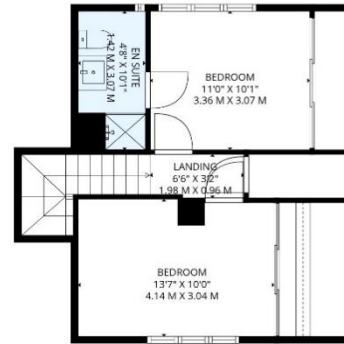
EPC RATING: D

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

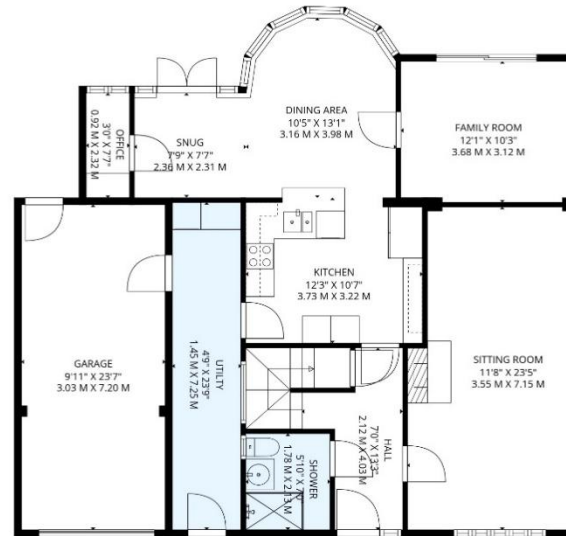
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FLOOR 2



FLOOR 1

TOTAL: 1413 sq. ft, 132 m2

FLOOR 1: 1008 sq. ft, 94 m2, FLOOR 2: 405 sq. ft, 38 m2

EXCLUDED AREAS: GARAGE: 235 sq. ft, 22 m2, LOW CEILING: 65 sq. ft, 6 m2, WALLS: 136 sq. ft, 12 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only, Produced By Dcnp.



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