



Lavenders
Barnardiston, Suffolk

DAVID
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Lavenders, Hundon Road, Barnardiston, Haverhill, Suffolk CB9 7TJ

Barnardiston is a small, quiet village with Barnardiston Hall private preparatory school and church. The villages Hundon and Kedington are just a short drive away where there are shops and public houses. Approximately 5 miles away is Clare which is very well served for a town of its size with a range of everyday facilities including doctors, shops, post office, primary and middle schools, bank, library and dentist.

This delightful, recently renovated home with double garage in an elevated, rural location commanding far reaching views over undulating countryside. The property has been extensively updated in recent years and now offers a great deal of style and character with charming features including a Neptune Kitchen, Log Burner and a high quality finish throughout. The property sits within beautifully maintained gardens with a workshop and parking for multiple cars.

A recently renovated detached home with double garage, workshop, home office and far reaching countryside views

Entrance into:

HALLWAY: A large hallway with feature glass staircase leading to:

SITTING ROOM: A beautiful double aspect room with wood burner and French doors leading to the terrace. This elegant room provides a wonderful space to relax and there is plenty of built-in storage, views over the fields to the rear and the front garden.

KITCHEN/DINER: Offering a real wow factor as you enter a beautiful Neptune kitchen, separate seating area both to dine, relax and entertain. This modern extension with bi-folding doors gives you a real feel of space offering the perfect setting to wind away the day. The kitchen offers wall and base units, an Everhot cooker, space for fridge and freezer, double Butler sink and a pantry. Underfloor heating to the seating area. The kitchen leads through to:

UTILITY ROOM: Comprising storage units with a Butler sink, space for a washer/dryer and it's own access, perfect for coming in with muddy boots or bringing in your dog after a walk.

BEDROOM 1: A very large self-contained bedroom with its own access and double aspect views.

EN-SUITE: With WC, sunken bath, rainwater shower, Neptune vanity unit comprising his and hers sinks and a heated towel rail.

HOME OFFICE: A lovely space to set up a downstairs office with views to the front.

CLOAKROOM: Comprising WC, pedestal sink and heated towel rail.

First Floor

LANDING:

MASTER BEDROOM: A wonderful and light double aspect room with French doors offering views over the Suffolk rolling countryside. A lovely walk-in wardrobe.

EN-SUITE: With WC, shower, wash basin and heated towel rail with views to the rear.

BEDROOM 3: A lovely room with views to the front.

EN-SUITE: With WC, wash basin, shower and heated towel rail.

BEDROOM 4: With views to the rear.

EN-SUITE: With WC, shower, wash basin and heated towel rail.

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Outside

The property offers a **DOUBLE GARAGE** with light and power connected with plenty of space for storage. Above the garage again is another room of double aspect which would make a perfect Home Office/Playroom or a spare bedroom for guests. Rear garden with fantastic terrace with multiple seating areas ideal for entertaining and relaxing in this very tranquil setting. A wildlife pond, mature borders with flowers and trees, a small vegetable patch and room to grow your raspberries and strawberries. The garden also offers a **WORKSHOP** with floor and base units, light and power and plenty of storage. The front has a lovely gravelled driveway with an entry and exit, mature trees and flower beds. There is room for six plus cars and the **DOUBLE GARAGE** to the front. Again with light, power and storage.

SERVICES: Main water and drainage. Main electricity connected. Air Source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk. Telephone Number: 01284 763233.

COUNCIL TAX BAND: G. £3,251.85 per annum for the period 2023/24.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: EE, Three, O2 and Vodafone. **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

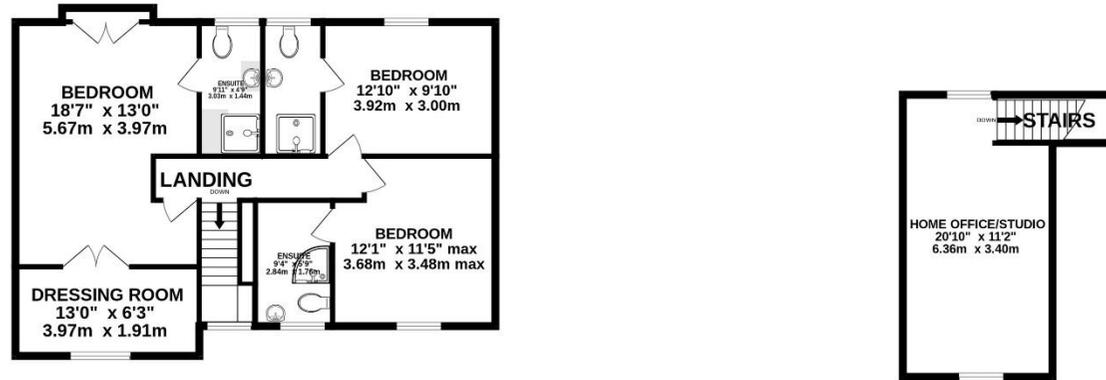
COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: 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 whatsoever 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.

1ST FLOOR
1094 sq.ft. (101.7 sq.m.) approx.



GROUND FLOOR
2023 sq.ft. (188.0 sq.m.) approx.

