



**The Cottage,  
Fenstead End, Bury St. Edmunds, Suffolk**

**DAVID  
BURR**



# The Cottage, Fenstead End, Bury St. Edmunds, Boxted, Suffolk IP29 4LH

Fenstead End is a small hamlet to the south of the picturesque village of Hawkedon, two miles to the north of Glemsford, where a good range of amenities can be found. Bury St. Edmunds, with its wide range of shopping, educational and recreational facilities is approximately 10 miles to the north and Sudbury, 10 miles to the south-east with its rail link to London.

This recently refurbished three bedroom property with planning permission to extend, occupies a secluded rural location set amongst stunning undulating unspoilt countryside with views in all directions. What was once three small terrace cottages has now been lovingly renovated into a unique and modern family home. The house sits within its own plot with a double garage, gardens, hot tub and entertaining area.

## A recently refurbished property occupies a secluded rural location and benefits from gardens, entertaining area and a double garage.

Entrance into:

**ENTRANCE HALL** through to:

**KITCHEN:** A stunning recently renovated kitchen with wall and base units over quartz worktops with sink inset together with multi-use tap to include the dispensation of sparkling water. Appliances include an American style fridge/freezer, Rangemaster five ring gas hob and built-in entertainment system including Bose speakers. Through to:

**DINING ROOM:** A light and airy space comprising a woodburning stove with oak bressummer, set upon a stone hearth. Plenty of space for dining table and chairs. Double aspect views over the front garden and views of the fields to the rear. Through to:

**SITTING ROOM:** A lovely double aspect room with feature brick fireplace with oak bressummer and views to the front and rear. Built-in air conditioning, radiators and entertainment area. Stairs to the first floor.

### First Floor

**BEDROOM 1:** A lovely light double aspect room with built-in storage cupboards, air conditioning and views to the front and rear gardens.

**FAMILY BATHROOM:** A stunning space fitted with a panel bath, built-in entertainment system, shower cubicle, WC, wash hand basin, heated towel rail and views to the rear.

**BEDROOM 3/HOME OFFICE:** A fantastic space currently utilised as a home office with views to the rear.

**BEDROOM 2:** A wonderful light room of double aspect with air conditioning and views to the front and rear.

### Outside

The rear garden boasts a fantastic entertaining area with hot tub, BBQ seating area, manicured beds, borders and lawn. With spectacular views over undulating countryside. **Summer House** with light and power, air conditioning, double glazing and internet access. **DOUBLE GARAGE** Fitted with electric roller-shutter doors, power and light. The space is currently utilised as a **Home Gym/Utility Area** comprising a range of wall and base units under wooden worktop with stainless steel sink inset and dog shower. Space and plumbing for a washing machine and tumble dryer.

**SERVICES:** Main water and sewage treatment plant. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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

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**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 1234000.

**COUNCIL TAX BAND:** D. £2,132.39 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

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

**Phone Signal:** Yes. Provider: Signal is limited.

**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 known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**RESTRICTIONS ON USE OR COVENANTS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:**

DC/23/04619 Granted - Erection of two storey front extension and single storey side extension to garage

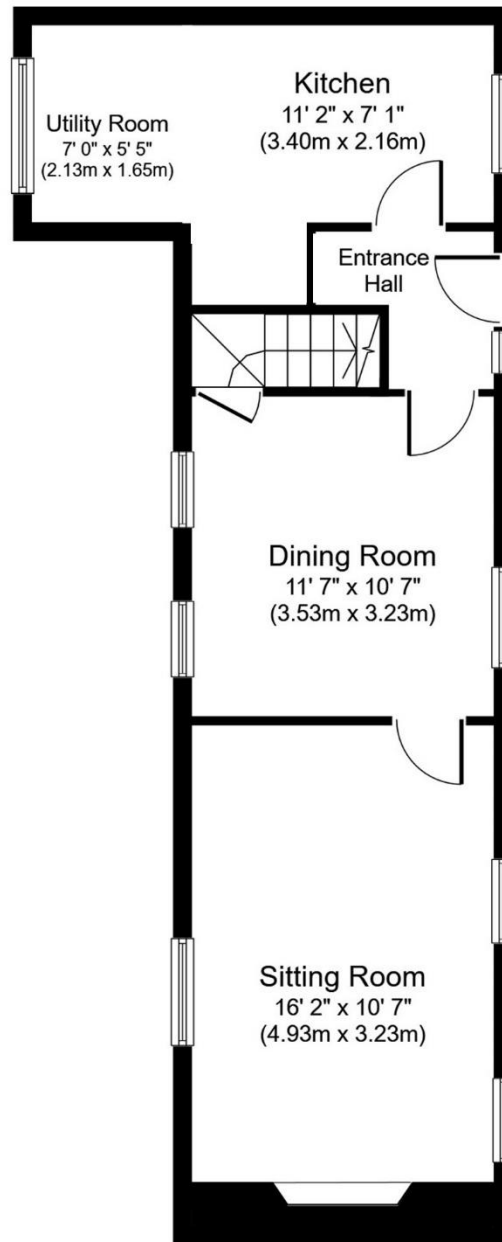
**ASBESTOS/CLADDING:** None known.

**FLOOD RISK:** None known.

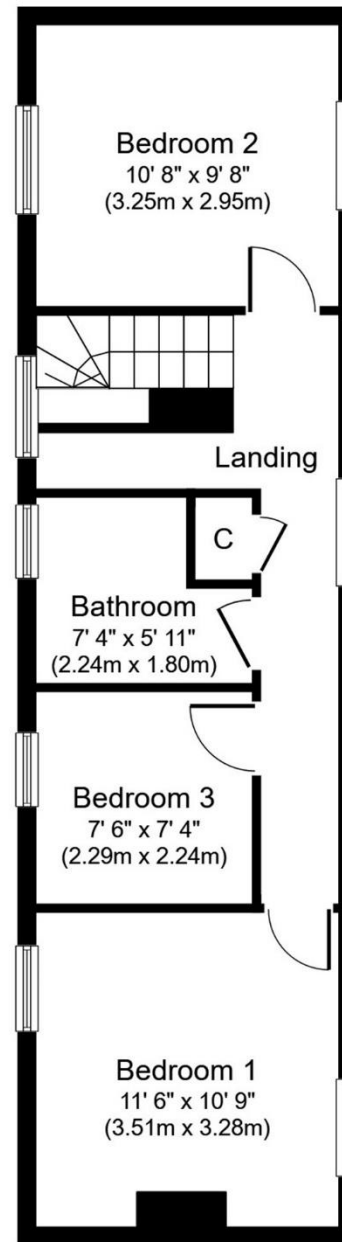
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**509 sq.ft.**  
**(47.3 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**468 sq.ft.**  
**(43.5 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

