



**Green Acre, Thorpe Green,
Thorpe Morieux, Suffolk**

**DAVID
BURR**



GREEN ACRE, THORPE GREEN, THORPE MORIEUX, SUFFOLK, IP30 0NZ

Thorpe Morieux is a pretty, rural village, characterised by winding lanes and cottages. The village enjoys close links with Lavenham, only 3 miles away and provides a broad range of amenities. The Cathedral town of Bury St Edmunds is about 10 miles away and access to the A14 trunk road about 9 miles, giving fast access to Cambridge, Ipswich, Stanstead airport and London beyond. A commuter rail service is available at both Stowmarket (12 miles) and Sudbury (9 miles).

A spacious detached country house situated centrally within its own grounds which has been constructed in a mock Tudor style and was built in the 1970s. Two well-proportioned reception rooms are complemented by a kitchen and further breakfast room together with a ground floor bedroom and shower room. Upstairs are three further bedrooms and a well-appointed family bathroom. Extensive gardens surround the property on all sides and contain wide open expanses of lawn, an extremely generous area of parking and a range of outbuildings including two garages, a stable block and an artist's studio/workshop. **In all about 0.87 acres.**

A spacious detached country house within mature gardens in a quiet rural location.

Front door leading to:-

ENTRANCE HALL: A welcoming area with exposed timbers and space for coats and shoes. Staircase rising to first floor and doors leading to:-

DINING ROOM: 18'6" x 11'11" (5.65m x 3.63m) Well proportioned and with a triple aspect outlook over the property's gardens. Central open fireplace with exposed timbers and a brick tiled hearth. uPVC double-glazed doors open onto terracing.

BREAKFAST ROOM: 13'7" x 10'2" (max) (4.14m x 3.10m) With tiled flooring and providing further space for dining with plenty of room for a table and chairs and exposed timbers to the ceiling and exposed brick archway. Two useful storage cupboards off and opening leading to:-

KITCHEN: 23'2" x 6'5" (7.06m x 1.96m) With a range of base level wood effect units with worksurfaces incorporating a sink with a mixer tap above and drainer to side. Space for a free-standing Rangemaster cooker with extractor fan over. Integrated appliances include a refrigerator and freezer and a Bosch dishwasher. Windows overlooking the property's rear garden and door opening onto a large **PANTRY CUPBOARD** with fitted shelving and also containing a water softener.

Inner Hall: With doors leading to:-

DRAWING ROOM: 20'3" x 18'8" (6.16m x 5.68m) A magnificent room with a wealth of character from exposed timbers across the walls and ceiling and a particularly fine central fireplace with an exposed mellow red brick surround and brick tiled hearth with inset wood burning stove. Triple aspect outlook over the property's gardens with a door opening onto terracing.

BEDROOM 1: 15'0" x 12'11" (4.57m x 3.94m) A comfortable double bedroom with an attractive outlook over the property's driveway and front gardens. Large range of fitted storage including a dressing table and access into loft storage space.

SHOWER ROOM: With a high-quality double-width shower with skylight providing plenty of natural light. Fully tiled cubicle with glass screen door and electric shower.

CLOAKROOM: Containing a WC and vanity suite with storage below.

Rear Hall: With door opening onto the property's rear garden, space for coats and shoes and a useful understairs storage cupboard off.

First Floor

LANDING: Particularly bright with a window overlooking the property's rear garden and doors leading to:-

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BEDROOM 2: 11'11" x 11'4" (3.62m x 3.46m) A comfortable double room with twin double-glazed windows overlooking the property's front gardens and triple fitted wardrobes.

BEDROOM 3: 11'9" x 11'3" > 7'11" (3.57m X 3.43m > 2.41m) With access to loft storage space, attractive views over the front and a further range of triple fitted wardrobes.

BEDROOM 4/STUDY: 8'7" x 7'5" (2.61m x 2.26m) Currently utilised as a space to work from home but which could easily be used as an occasional bedroom if required. Attractive outlook over the property's gardens.

FAMILY BATHROOM: Containing a panel bath with a tiled surround and shower over, WC and pedestal wash hand basin. Heated towel rail and airing cupboard with fitted shelving off.

Outside

The property is set back from the lane by an exceptionally generous front driveway which is finished with gravel and provides extensive **OFF-ROAD PARKING** for numerous vehicles. The driveway itself leads onto a:-

DETACHED GARAGE: 20'4" x 10'4" (6.19m x 3.15m) With electric up-and-over door and power and light connected.

INTEGRAL GARAGE: 18'10" x 9'10" (5.75m x 2.99m) With up-and over door, power and light connected, space for further appliances if required and containing the oil boiler.

The property's gardens surround the house on all sides and to the front of the plot is a raised area of lawn with a central pathway leading down to an area of seating. Wide expanses of lawn provide a sense of space and privacy and are bordered by an enormous variety of mature plants, hedging and trees. A stone paved terrace lies adjacent to the property and receives sunlight throughout the entire day and provides plenty of space for dining alfresco. Colourful flowerbeds set within the lawns. A range of useful outbuildings include:-

STABLE BLOCK: 24'8" x 16'3" (7.51m x 4.96m) Providing useful garden storage.

STUDIO: 16'11" x 6'6" (5.15m x 1.98m) A useful area with power and light connected, currently utilised as an artist's studio but with the clear potential to be used in a variety of different ways. Doorway leading to:

WORKSHOP: 17'8" x 7'9" (max) (5.39m x 2.36m)

In all about 0.87 acres.

SERVICES: Main water. Private drainage by septic tank. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

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

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000) **Council Tax Band:** F

WHAT3WORDS: ///included.airbag.processes

TENURE: Freehold

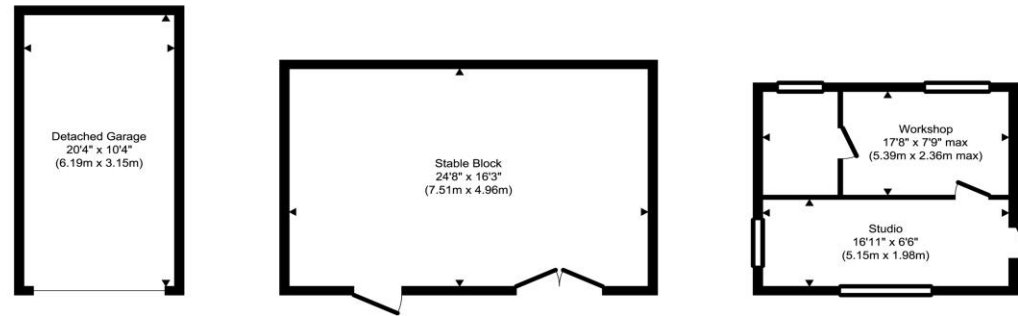
VIEWING: Strictly by prior appointment only through DAVID BURR.

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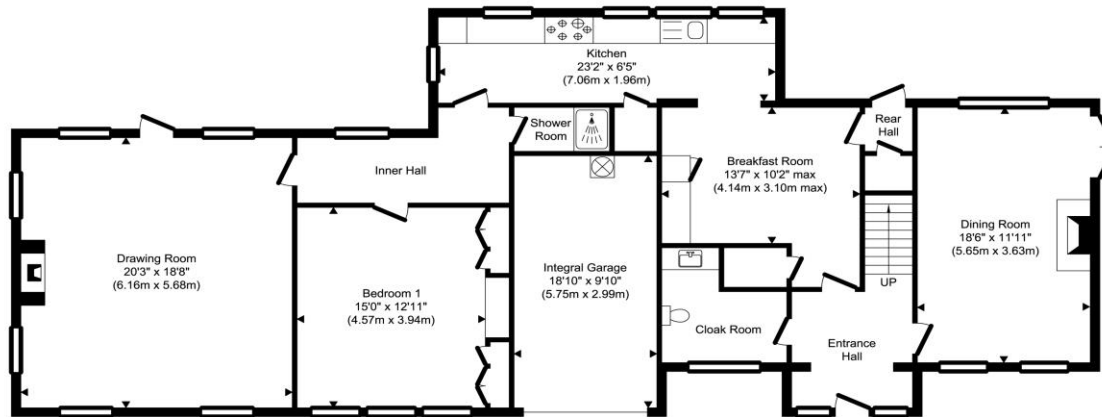
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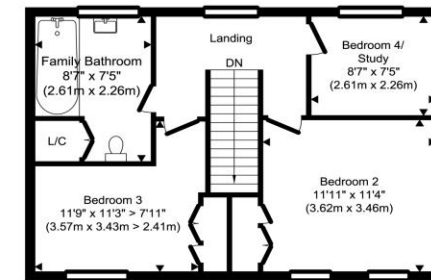
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Outbuildings
Approximate Floor Area
856.69 sq. ft.
(79.59 sq. m)



Ground Floor
Approximate Floor Area
1669.26 sq. ft.
(155.08 sq. m)



First Floor
Approximate Floor Area
525.49 sq. ft.
(48.82 sq. m)

TOTAL APPROX. FLOOR AREA 3051.46 SQ.FT. (283.49 SQ.M.)
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