



DAVID
BURR

**Holly House, 3 Field View,
Preston St. Mary, Suffolk**



HOLLY HOUSE, 3 FIELD VIEW, PRESTON ST. MARY, SUDBURY, SUFFOLK, CO10 9GQ

Preston St Mary is a pretty Suffolk village situated within easy reach of Lavenham (2 miles) with its wide range of amenities including shops, pubs, restaurants, primary school and doctors surgery. The village has its own church and pub and is on the whole surrounded by countryside and farmland. The village of Long Melford is about 8 miles, whilst the Cathedral town of Bury St Edmunds is 14 miles and the market town of Sudbury, with its commuter rail link to London's Liverpool Street is 9 miles.

A high-quality detached house situated on an exclusive small-scale development of just five executive homes. The property has been significantly improved since its construction in 2022 and benefits from a ten year guarantee effective from that time. The property contains bright well-designed accommodation over two levels which includes a sitting room, dining room, kitchen/breakfast/living room, utility/boot room and cloakroom. Upstairs are four well-proportioned double bedrooms (the master with en-suite and dressing area) and a family bathroom. In front of the property is a private driveway providing plenty of off-road parking which leads onto a generous garage/workshop and a fine south facing garden which has been landscaped with a stone paved terrace and stunning view over countryside adjacent.

A four-bedroom detached executive home constructed in 2022 to a high standard with a beautiful countryside view.

OAK FRAMED PORCH: With front door leading to:-

ENTRANCE HALL: A welcoming area with high-quality engineered oak flooring, fitted barrier matting and full-height ceiling in part. Useful understairs storage cupboard off and with doors leading to:-

SITTING ROOM: A particularly well-proportioned dual aspect reception room with a wide range of windows with a beautiful outlook across the garden and onto neighbouring countryside. Ample space for seating arranged around a central fireplace with a contemporary wood burning stove situated on a polished tile hearth and with a mellow red brick surround and oak mantel. Double doors open into:-

DINING ROOM: Also with high-quality engineered oak flooring and plenty of space for a dining table and chairs and a dual aspect outlook.

KITCHEN/BREAKFAST/LIVING ROOM: A cleverly designed room with a particularly sociable layout with plenty of space for seating and adjacent to a wall of bifolding doors with a stunning outlook across the garden and onto neighbouring countryside. High-quality porcelanosa tiling which runs throughout. The kitchen contains a matching range of base and wall level shaker style units with Quartz worksurfaces incorporating a five-ring induction hob with tempered glass splashback and NEFF extractor above and a

one-and-a-half stainless-steel Franke sink with mixer tap above. A range of high-quality integrated appliances include a NEFF electric combination oven and combination microwave, dishwasher, refrigerator and separate freezer and extensive storage including a larder cupboard and 'Le Mans' storage unit as well as deep pan drawers and a central island with a continuous piece of Quartz with pendant lighting above.

UTILITY/BOOT ROOM: A useful area with a further range of base and wall level shaker style units with Quartz worksurfaces incorporating a stainless-steel sink with a mixer tap above and with space and plumbing for washing machine, space for tumble dryer and further fitted storage. Water softener and door opening onto the rear garden.

CLOAKROOM: With tiled flooring and partially tiled walls and containing a Roca WC and vanity suite wash hand basin with drawers below.

First Floor

GALLERIED LANDING: With a skylight providing for plenty of natural light, useful airing cupboard off, access to loft storage space and doors leading to:-

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BEDROOM 1: An excellent double room with window with far-reaching view to the rear. Opening leading to:-

Dressing area: With mirror fronted sliding wardrobes with inset shelving and hanging rails and a door leading to:-

EN-SUITE: Containing a double width shower with tiled surround, glass sliding door, rainfall style showerhead and additional attachment below. Roca WC, wash hand basin and a chrome heated towel rail.

BEDROOM 2: A further comfortable double room with a countryside view.

BEDROOM 3: A further double room currently utilised for storage and laundry.

BEDROOM 4: A double bedroom currently in use as a study/hobbies room with a far-reaching view.

FAMILY BATHROOM: Particularly generous in size with tiled flooring and partially tiled walls and with a double-ended bath with mixer tap and shower attachment over and recessed storage shelf. Large walk-in shower with rainfall style showerhead, additional attachment below and a glass sliding door. WC, wash hand basin with mirror with integrated lighting over and two chrome heated towel rails.

Outside

The property is approached via an access which serves this highly-regarded boutique development consisting of just five dwellings. The property's curtilage extends almost to the lane itself and includes a generous brick paviour driveway which is bordered by an area of lawn enclosed by hedging. The driveway continues onto a:-

GARAGE/WORKSHOP: With electric roller door, roof storage space, power and light connected. Window with an outlook to the rear and door opening onto the garden. Sufficient in size to contain a vehicle and still provide plenty of workshop space to the rear. There is also the clear potential to create additional accommodation such as a study to provide a detached space to work from home (subject to any necessary consents).

The property's rear garden has been beautifully landscaped by the current owners to include a stone paved terrace with a fine south facing view over the neighbouring countryside with the additional benefit of a high-quality newly installed electrically operated awning. An area of lawn is enclosed by well-stocked flowerbeds which includes laurel hedging, rose plants and maturing trees. Useful **TIMBER STORAGE SHED**. To the rear of the garage is a discreet area of storage containing the air source heat pump, water butt and place for the storage of bins.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump fired heating to radiators. Underfloor heating throughout the ground floor and radiators on the first floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B – 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:** G.

TENURE: Freehold

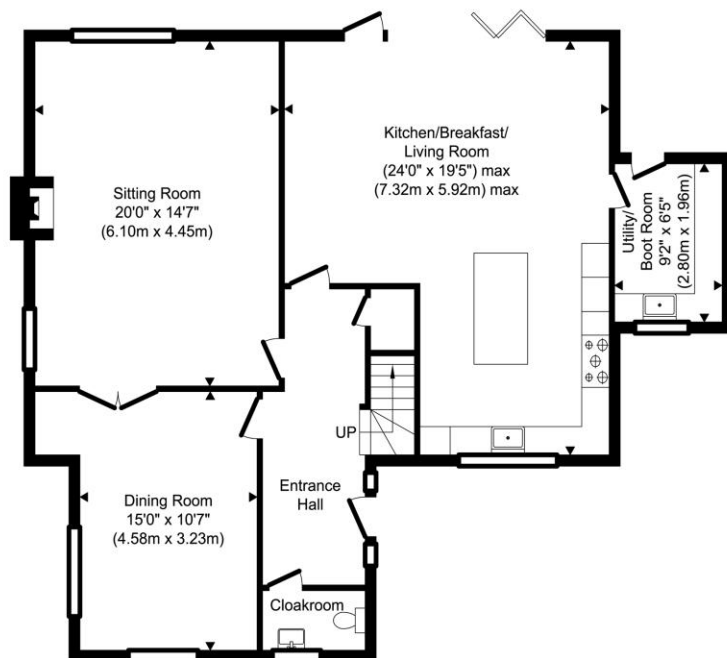
CONSTRUCTION TYPE: Brick

WHAT3WORDS: soil.wriggled.gateway

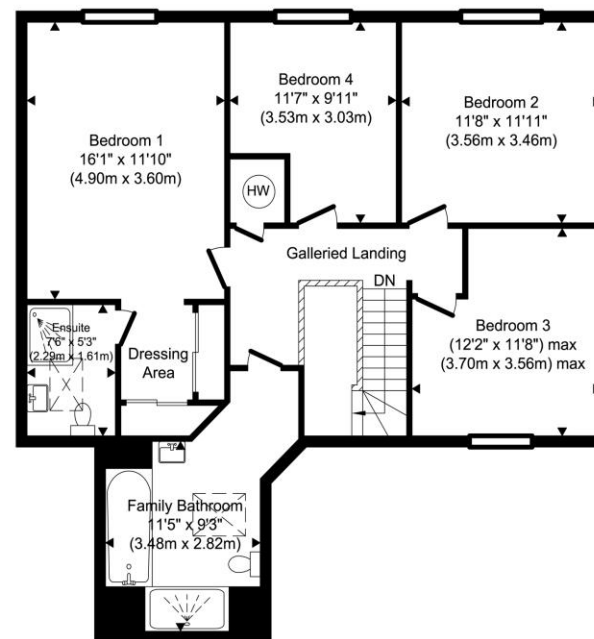
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

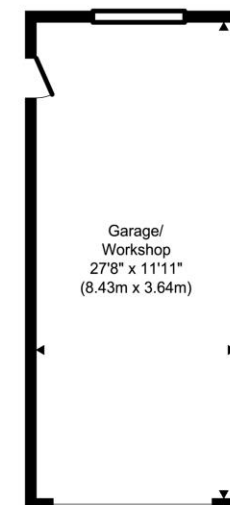
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Ground Floor
Approximate Floor Area
1081.45 sq. ft.
(100.47 sq. m)



First Floor
Approximate Floor Area
907.39 sq. ft.
(84.30 sq. m)



Garage/Workshop
Approximate Floor Area
330.23 sq. ft.
(30.68 sq. m)

TOTAL APPROX. FLOOR AREA 2319.08 SQ.FT. (215.45 SQ.M.)
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