

SHRUBBERY CLOSE HESSETT FOR SALE

- DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- PEACEFUL VILLAGE
- BEAUTIFULLY PRESENTED
- MODERN THROUGHOUT
- STUDIO/WORKSHOP
- CHAIN FREE
- COUNCIL TAX D
- EPC C



PRICE
£450,000



GD Estates are delighted to offer to the market this 3-bedroom detached family home in the village of Hesselst. The property is being offered to the market CHAIN FREE, and the beautifully presented internal accommodation comprises three double bedrooms (with en-suite to the master), an open-plan kitchen/diner, a light and airy living room, utility room, cloakroom, and a family bathroom. Externally, the property boasts front and rear gardens, a driveway offering parking for two vehicles, and a converted double garage, which would make the perfect studio, office, or workshop.



LOCATION:

Hessett is a charming and picturesque village located in the heart of the Suffolk countryside, approximately 8 miles southeast of Bury St Edmunds. Known for its peaceful rural atmosphere and rich history, Hessett appeals to those seeking a quieter lifestyle within easy reach of modern amenities.

The nearby villages of Beyton and Thurston provide additional local amenities, while the historic market town of Bury St Edmunds is a short drive away, offering a wide range of shops, restaurants, and cultural attractions.

The village is well-connected via the A14 which provides easy access to Bury St Edmunds, Ipswich, Cambridge and London via the M11. The nearby stations of Thurston and Bury St Edmunds both offer mainline links to London Liverpool St.

RECEPTION HALL

10' 4" x 6' 7" (3.15m x 2.01m)

Entry to the property is via a composite door leading into the spacious reception hall. The hall features open access to the dining room, stairs to the first floor, an understairs storage cupboard, 1x radiator, and 2x uPVC windows to the front aspect.

DINING ROOM

12' 9" x 10' 7" (3.89m x 3.23m):

The light and airy dining room is open to the kitchen and features uPVC patio doors leading to the rear garden. It also benefits from 2x uPVC windows to the rear aspect and 1x radiator.

KITCHEN

11' 9" x 10' 7" (3.58m x 3.23m):

The modern, well-equipped kitchen boasts a range of wall-mounted and under-counter cabinets complemented by square-edge granite-effect worktops. It features an inset sink with a drainer and mixer tap, a Rangemaster cooker with an extractor hood, and an integrated dishwasher. 1x uPVC window to the rear aspect provides natural light and a pleasant view.

UTILITY ROOM

6' 6" x 6' 6" (1.98m x 1.98m):

Offering under-counter cabinets with square edge granite effect worktops. Inset sink with drainer and mixer tap over. Integrated microwave and space and plumbing for washing machine. 1x uPVC window to front aspect.

LIVING ROOM

20' 7" x 11' 7" (6.27m x 3.53m):

The spacious, dual-aspect living room features a charming fireplace with a stone surround, hearth, and mantelpiece, fitted with a wood-burning stove. It benefits from uPVC windows to both the rear and front aspects, allowing plenty of natural light, and is equipped with two radiators.

CLOAKROOM:

White suite with low level WC and wash hand basin. uPVC window to front aspect.



LANDING:

The spacious, galleried landing provides access to all first-floor accommodation. It features an airing cupboard offering storage space and housing the boiler and hot water tank, as well as a loft hatch for additional storage access. The landing is brightened by two Velux skylights and includes 1x radiator.

BEDROOM 1

12' 2" x 11' 7" (3.71m x 3.53m):

Spacious double bedroom boasting x3 double built in wardrobes, uPVC window to rear aspect, 1x rad. Access to;

ENSUITE:

The large, modern en-suite boasts a three-piece white suite, including a tiled shower cubicle with a mains shower, a low-level WC, and a wall-mounted wash hand basin. The room features half-tiled walls, a heated towel rail, and an obscure uPVC window to the front aspect.

BEDROOM 2

10' 6" x 8' 6" (3.2m x 2.59m):

Second double bedroom with 1x Upvc window to rear aspect, 1x rad.

BEDROOM 3

10' 4" x 8' 6" (3.15m x 2.59m):

Third double bedroom boasting built in wardrobe, uPVC window to rear aspect, 1x rad.

FAMILY BATHROOM:

Featuring a modern four-piece suite comprising a tiled shower cubicle with a mains shower, a panelled bath with a half shower and mixer tap, low-level WC, and a wall-mounted wash hand basin. The bathroom also includes a heated towel rail and an obscure uPVC window to the front aspect for natural light and privacy.

CONVERTED GARAGE/STUDIO

16' 9" x 16' 4" (5.11m x 4.98m):

An excellent space ideal for use as a home office, studio, or workshop. The room is fully insulated, plastered, has laminate flooring, and is equipped with power, providing a practical and flexible area for a variety of uses.



01284 750891



sales@gdestates.co.uk



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FRONT AND REAR GARDEN:

To the rear, the property boasts a fully enclosed garden, predominantly laid to lawn with mature borders and an attractive patio area, perfect for outdoor dining. Garden shed to remain.

To the front, there is a lawned area and a block-paved driveway providing parking for two vehicles.

SERVICES:

Mains water, gas, drainage and electricity. Gas-fired heating.

EPC - C

Local Authority: Mid Suffolk – Band D

TENURE:

The property is FREEHOLD, CHAIN FREE and will be sold with vacant possession.



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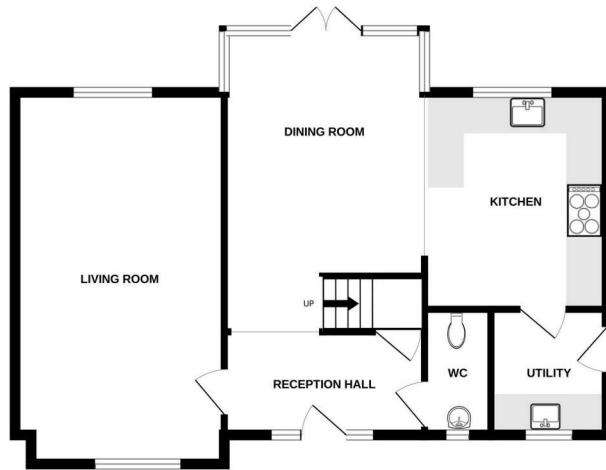


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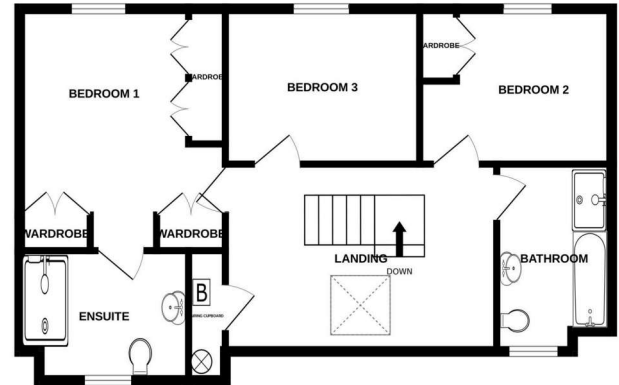


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GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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