



**Icknield Farm, Green Lane,  
Bury St. Edmunds IP28 8ZB  
Guide Price £624,000**



## Icknield Farm, Green Lane, Bury St. Edmunds IP28 8ZB

A rather special detached FOUR BEDROOM family home set within this select development of executive homes and located at the end of a quiet and peaceful no-through road.

Built in 2015, this superb and impressive property offers generous size rooms throughout and boasts attention to detail to each room. Accommodation includes entrance hall, stunning kitchen/family room with vaulted ceiling, living room, study, utility, bedroom with ensuite shower (ground floor which could be used for annexe facilities) three further bedrooms (ensuite to master ) featured mezzanine floor and family bathroom. Benefiting from double glazing throughout.

Externally the property offers extensive driveway, detached double garage and generous size landscaped rear garden.

An internal viewing is strongly recommended.

### Accommodation Details:

Double glazed front entrance door through to the:

#### Entrance Hall

Laid Porcelanosa tiled flooring, Oak staircase rising to the first with storage cupboard under, window to the rear and side aspect.

#### Kitchen/Family Room 27'5" x 12'3" (8.36 x 3.75)

Modern fitted kitchen with a variety of matching eye and base level fitted storage units and working surfaces over, undermounted ceramic sink with mixer tap and separate hot water tap. Integrated appliances to include NEFF hob with extractor hood above, NEFF double eye level oven, NEFF warming drawer, fridge/freezer and dishwasher. Water softener system located under the kitchen sink, breakfast bar, laid Porcelanosa tiled flooring, and windows to the front and side aspect.

Opening through to the family room with feature full length windows covering from the floor to the top of the first floor. TV connection point and exposed timber beams.

#### Living Room 19'10" x 13'7" (6.06 x 4.16)

Spacious living room with TV connection point, window to the the side and rear aspect and bi-folding door out to the garden.

#### Study 9'8" x 7'1" (2.97 x 2.18)

Laid Porcelanosa tiled flooring and window to the front aspect.

#### Utility 7'11" x 6'1" (2.42 x 1.87)

Fitted with base and wall storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine. laid Porcelanosa tiled flooring and external door out to the rear garden.

#### Cloakroom

Concealed WC and wash basin.

#### Bedroom 1 21'10" x 12'10" (6.66 x 3.93)

Double bedroom with air conditioning unit, fitted double wardrobes, a further storage cupboard, window to the front aspect, French style doors out to the rear garden and door through to the:

#### Ensuite

Three piece bathroom suite comprising a concealed WC, wash basin, walk-in shower with glass screen, part tiled walls, tiled flooring and Velux window.

#### Mezzanine Floor

With views over looking full length windows, access through to the airing cupboard.

#### Bedroom 2 14'3" x 13'7" (4.36 x 4.16)

Double bedroom with two storage cupboards, radiator, window to the rear and side aspect, door through to the:

#### Ensuite

Three piece suite comprising a concealed WC, wash basin, enclosed shower cubicle, part tiled walls and obscured window to the side aspect.

#### Bedroom 3 13'8" x 9'4" (4.19 x 2.85)

Double bedroom with storage cupboard, radiator, windows to the front and rear aspect.

#### Bedroom 4 13'8" x 9'11" (4.19 x 3.04)

Double bedroom with radiator, windows to the side and front aspect.

#### Bathroom

Three piece bathroom suite comprising a concealed WC, wash basin, panelled bath with shower attachment, part tiled walls and obscured window to the front aspect.

#### Outside - Rear

Well landscaped South facing rear garden with extensive paved patio, lawn area, variety of mature shrubs and flowers, outdoor lighting and side pedestrian gate.

#### Outside - Front

Boarded by mature hedging with pathway leading to the front entrance. Blocked paved drive creating parking spaces for up to four vehicles.

#### Double Garage

With electric roller doors, power and lighting.

#### Property Information

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Metre - 192 SQM

Parking – Driveway & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Air source heat pump, underfloor, electric

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

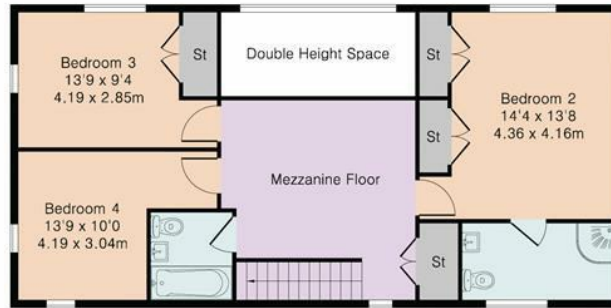
Mobile Signal/Coverage – Limited

Rights of Way, Easements, Covenants – None that the vendor is aware of

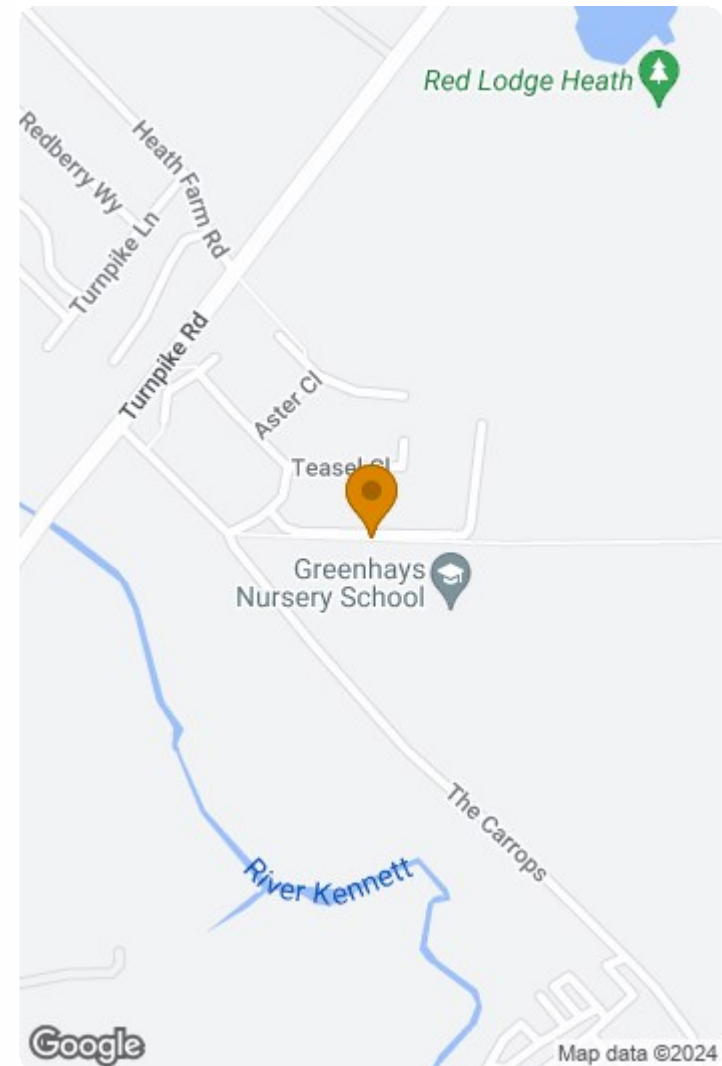
Approximate Gross Internal Area 1945 sq ft – 180 sq m  
 Ground Floor Area 1208 sq ft – 112 sq m  
 First Floor Area 737 sq ft – 68 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
A	A						
B	B						
C	C						
D	D						
E	E						
F	F						
G	G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
England & Wales	England & Wales						
		74	80				
		EU Directive 2002/91/EC					

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