



'Modern home in village setting'  
Wetheringsett, Suffolk | IP14 5 XB

# WELCOME



Here's a home that will bring you the timeless pleasures of English rural life in a property that is modern and spacious. Built just ten years ago by highly reputed local construction company, Burgess Homes, this solid four-bedroom villa enjoys a village centre location and is within just a couple of minutes to wider connections.

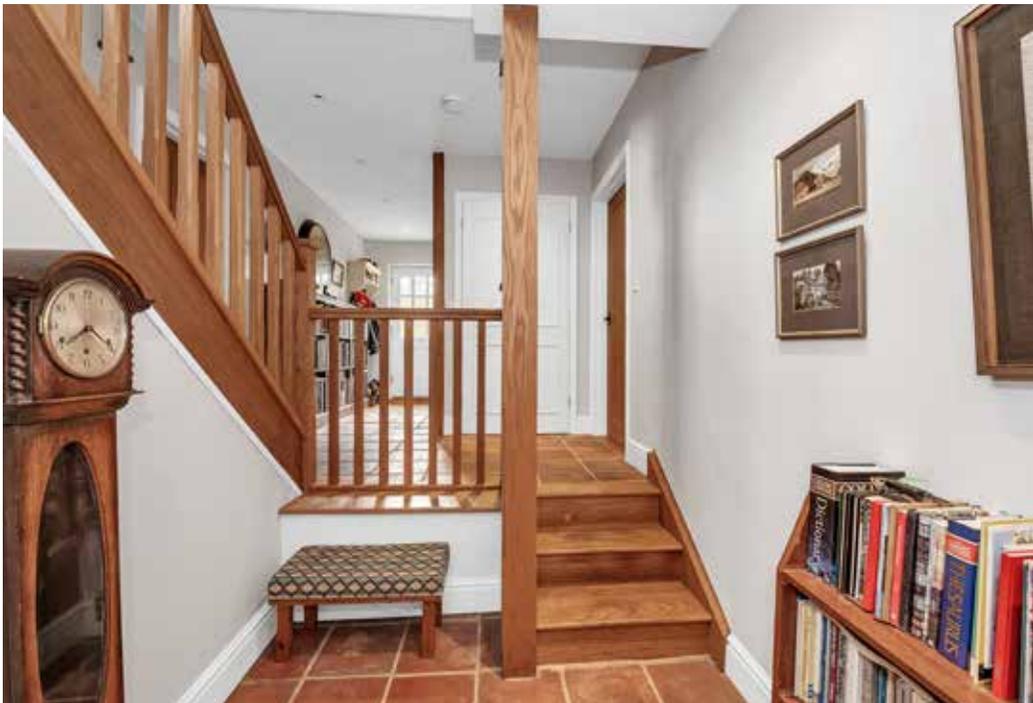






- A beautiful four-bedroom, detached property
- Principal bedroom with ensuite shower room and built in storage
- Located in a sought after village
- Dual aspect living room with open fire place
- Air source and underfloor central heating system
- Attached garage and parking for multiple vehicles
- A fantastic utility room
- Walled garden to the rear of the property
- Nestled in a small exclusive cul de sac
- Built by Burgess Homes to an excellent standard

With white rendered elevations under glazed black pantiles, Georgian-style multi-pane sash windows and a lavender-lined path leading to a central pitched porch, this charming home draws on a tried-and-tested vernacular which never goes out of style. Raised slightly from the road, to which it is set sideways on, the position of the house has been much appreciated by the current owner. "It feels very private, particularly as there is open woodland opposite which will never be built on," he says.



Entry is to a central tiled hallway with an interesting, staggered layout. At the front of the house, oak doors lead to two substantial reception rooms, both dual aspect. The square sitting room with its two Tudor-reminiscent ceiling beams is a generous space benefitting from French doors to the rear garden and a large sash overlooking the front garden. A simple brick hearth topped with traditional oak lintel houses a wood-burning stove and provides a lovely efficient warmth in colder months – as the owner puts it, "lovely and snug and warm!" Across the hall is another reception room which overlooks the front garden and the woodland across the lane. If a formal dining room were not required – and there is plenty of dining space in the kitchen – this is a room that would make a delightful study, as it is currently used.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













The long hallway extends to a rear wing down two steps. Here is a generous utility with an airing cupboard and room for a dryer or for helpful kitchen overflow. Ahead is the kitchen, a voluminous space with ample room for a full-size dining table. The owner enthusiastically endorses the design by Burgess which succeeds in containing a whole kitchen – including integrated fridge, freezer and dishwasher and plenty of storage – in less than half the available wall space, thus creating an uncluttered open space for dining. A double-width, range-style electric stove with five burners and four ovens is good news for keen cooks, and with light pouring in all day long, this bright and cheerful room will make any kitchen chore a pleasure.

Also downstairs is a guest WC.

The staircase, with its natural oak handrail, spindles and newel posts is an impressive affair, its single square column supporting the landing above in an honest elegant design.

Upstairs are four double bedrooms. A thoughtful layout puts the master bedroom with its en-suite shower room at a slight remove to the other three bedrooms which are all situated at the front of the house. These enjoy light from the south while the master bedroom has a large window to the west. A family bathroom with an over-bath shower sensibly offers both options. Storage is good with built-in cupboards in three bedrooms and another airing cupboard on the landing.

The rear garden is walled and entirely dog-proof while a mixed country hedge delivers privacy and shelter in the front garden which enjoys a southerly aspect – a spot that the current owner greatly enjoys.

A single garage has space in front for two cars.

With its pretty thatched cottages, narrow country lanes and rural quietude, Wetheringsett is ideal for anyone wanting to leave the hustle and bustle behind. Although a small community, it has a primary school and a village hall offering regular activities like quiz nights and lunches. The village is also home to the Mid-Suffolk Light Railway Museum, a thriving destination with a café and a popular Friday night bar held in a former railway carriage.

From rural bliss, however – thanks to the nearby A140 – you can be in Stowmarket in just 18 minutes from where trains go direct to London Liverpool Street in less than an hour and a half. This busy market town also offers supermarkets, schools, cinema and the John Peel Centre for Creative Arts. By car, Ipswich can be reached in half an hour and Bury St Edmund's in 40 minutes.



# STEP OUTSIDE

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E

Services: Mains Electricity & Water, Private Drainage, Air Source Heat Pump, Underfloor Heating to Ground Floor.

Broadband: Current provider BT - buyers should satisfy themselves as to speed.

Mobile Networks: O2 signal fine, buyers should satisfy themselves as to their individual network coverage in the area.

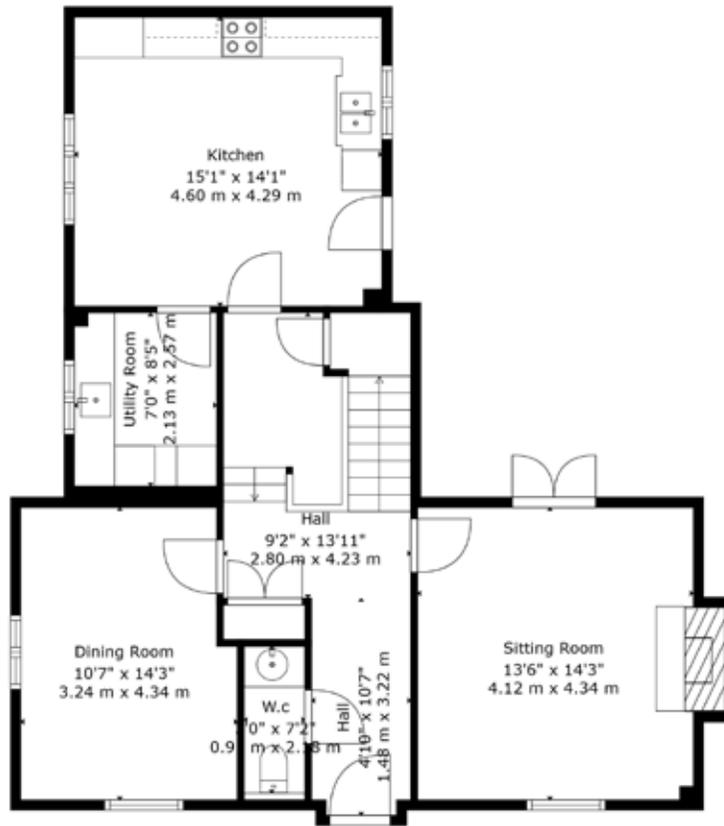
NOTE: The Driveway – there is shared responsibility for the drive and no caravans or camper vans to be parked there.

Directions: From Diss head south on the A140 towards Ipswich. Take a left on to Cedars Hill towards Wetheringset. In the village turn right up Hockey Hill and the house is on your left.

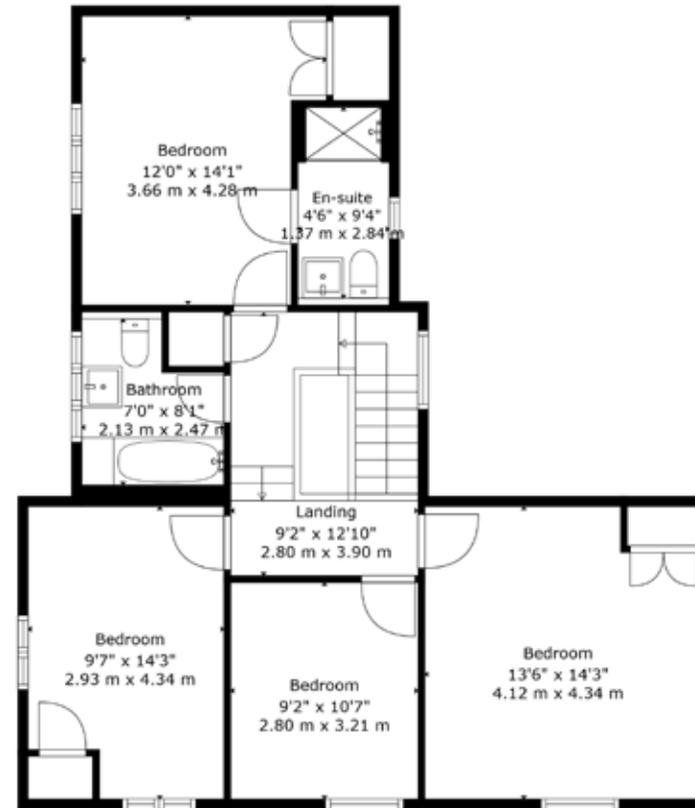
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///landscape.masses.boat](http://landscape.masses.boat)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		←
(69-80)	<b>C</b>	←	←
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2012/27/EC	



Floor 1



Floor 2

**TOTAL: 1693 sq. ft, 157 m<sup>2</sup>**  
 FLOOR 1: 849 sq. ft, 79 m<sup>2</sup>, FLOOR 2: 844 sq. ft, 78 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 1 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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