Pott Hall Road

West Row
Bury St. Edmunds
IP28 8PL

Offers Over £550,000

Morris Armitage

Godolphin House, 2 The Avenue, Newmarket, Suffolk, CB8 9AA | 01638 560221 | www.morrisarmitage.co.uk

Pott Hall Road, Bury St. Edmunds, Suffolk IP28 8PL

A detached period property nestling on the edge of this semi-rural location and enjoying a substantial plot with a lovely open field view to the front aspect.

Oozing with character and period features, this property boasts accommodation to include entrance hall, living room, sizeable conservatory, sitting room, kitchen, utility room, lean to, potentially six bedrooms (two ground floor), ensuite and a family bathroom.

Externally the property offers a superb size and mature rear garden with raised patio area and extensive off road parking.

Entrance Hall
With entrance door, radiator, window, door leading to:

Living Room
15'4" x 14'4"
With windows to front and side aspects, radiators.

WC / Store
11'8" x 5'11"
Currently storage, however, some preparation has been made to convert to a WC.

Conservatory
24'2" x 13'3"
Part bricked and mainly glazed with French doors to the garden, tiled floor, radiators.

Inner Hall
With radiator, stairs leading to first floor

Dining Room
12'9"
Windows to front aspect, stripped wood flooring, open fire with brick surround, exposed ceiling beams.

Kitchen / Breakfast Room
14'9" x 14'9"
Range of wall and base units, space for range oven, extractor hood, integrated dishwasher, intergrated fridge/freezer, stainless steel sink and drainer. Windows to front and side.

Wet Room
Low level wc, pedestal hand basin, heated towel rail, window to side aspect.

Bedroom 2
12'1" x 10'2"
Windows to rear, door to lean to and loft hatch.

Utility Room
Plumbing for washing machine, space for freestanding tumble dryer, door leading to timber shed.

Bedroom 3
11'11" x 11'10"
Window to front aspect, radiator.

Lean To
12'1" x 3'10"

FIRST FLOOR

Landing
Loft hatch with ladder, windows to rear.

Bedroom 1
14'2" x 13'11"
With window to rear aspect, radiator

En-Suite
Suite comprising of low level wc, shower cubicle, pedestal hand basin and window to side aspect.

Bedroom 4
14'2" x 11'11"
With feature fireplace and window to front aspect, radiator.

Bedroom 5
15'5" x 11'11"
With feature fireplace and window to front aspect, radiator.

Bedroom 6
10'0" x 7'4"
Integrated storage cupboard, window to rear and side aspects, radiator.

Bathroom
With panelled bath, low level WC, hand basin, window to side aspect.

Outside
The property is approached via a front garden laid to lawn with mature plants and shrubs; Gravelled driveway to side with parking for 3 vehicles and gate to rear garden.

The rear garden features a large patio area with shed. Steps down to a generous garden mainly laid to lawn with orchard of fruit trees and a range of various outbuildings and storage sheds.

PROPERTY INFORMATION
EPC - D
Tenure - Freehold
Council Tax Band - E West Suffolk
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 133 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Septic Tank (Mains drainage available on main road)
Heating sources - Oil
Broadband Connected - TBC
Broadband Type – TBC
Mobile Signal/Coverage – TBC
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
1877 sq.ft. (174.3 sq.m.) approx.

1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.

TOTAL FLOOR AREA : 2635 sq.ft. (244.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.