

DAVID
BURR



Field View, Bradfield St. George, IP30 0AS

Bradfield St George is a highly regarded Suffolk village surrounded by attractive countryside, approximately five miles to the south-east of the historic market town of Bury St Edmunds



PROPERTY SUMMARY

Recently constructed by a highly esteemed local builder, this impressive individual home combines generous proportions with a particularly high standard of contemporary finish.

Extending to approximately 1,965 sq ft, the accommodation has been thoughtfully arranged over two floors, with an emphasis on light, space and flexible modern living.

The ground floor is centred around a superb open-plan kitchen and dining area, complemented by a substantial sitting room and a ground-floor bedroom, whilst upstairs are three further generous bedrooms, an en-suite and family bathroom. Energy efficiency has also been carefully considered, with an air source heat pump providing underfloor heating.

Key Features

- Recently constructed individual home by a highly esteemed local builder
- Approximately 1,965 sq ft of generously proportioned accommodation
- Superb open-plan kitchen and dining area
- Impressive 23'9" sitting room
- Four generous bedrooms, including one on the ground floor
- First-floor bedroom with en-suite shower room
- Stylish family bathroom and ground-floor shower room
- Air source heat pump with underfloor heating
- Utility room and useful additional cupboard
- Extensive driveway providing ample off-road parking



GROUND FLOOR

The property is approached through an attractive covered entrance into a particularly spacious entrance hall, immediately giving a sense of the proportions found throughout the house. A staircase rises to the first floor, whilst doors provide access to the principal ground-floor rooms and a useful cloakroom/WC.

A particular highlight is the excellent open-plan kitchen and dining area, which provides a natural centre to the home. The kitchen has been beautifully finished with an extensive range of shaker-style cabinetry beneath contrasting work surfaces, incorporating a substantial central island and a range of integrated appliances. A large window above the sink brings plenty of natural light into the room, whilst the adjoining dining area provides ample space for a substantial table and creates an excellent setting for both everyday family life and entertaining.

The dining area flows naturally through to the impressive sitting room, measuring approximately 23'9" in length. Its generous proportions provide considerable flexibility for different seating arrangements, while glazed doors create a strong connection with the outside.

Beyond the kitchen is a useful utility room, together with additional storage and a ground-floor shower room. A well-proportioned ground-floor bedroom completes this level and provides genuine flexibility, whether required as a bedroom, guest room, home office or additional reception space.



FIRST FLOOR

The staircase rises to a generous central landing from which the first-floor bedrooms are accessed. The largest bedroom is an impressive room measuring approximately 17'3" x 17'10", complemented by its own contemporary en-suite shower room.

There are two further particularly good-sized bedrooms, giving the property four genuinely useful bedrooms overall rather than compromising on size.

The family bathroom has been finished in a clean contemporary style and is particularly well appointed, incorporating both a separate shower enclosure and bath, together with a wash basin, WC and heated towel rail. The combination of marble-effect tiling, herringbone-style flooring and modern sanitaryware continues the considered finish found throughout the house.



Outside

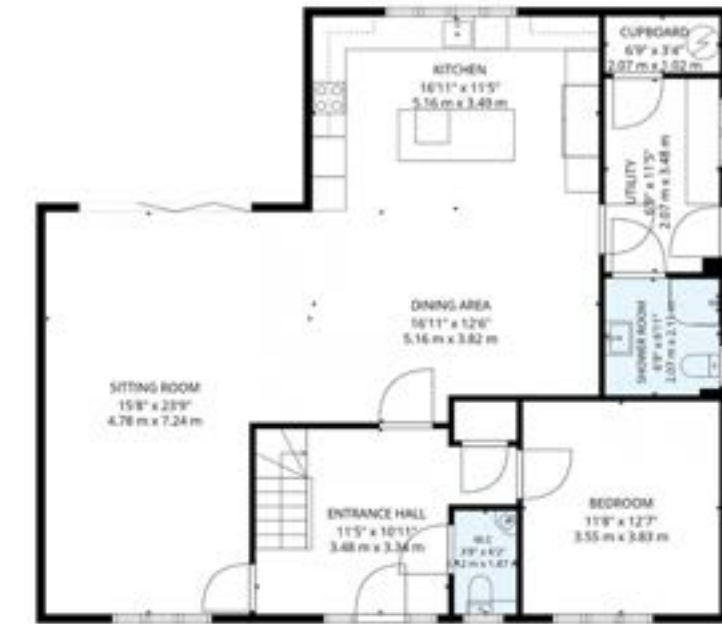
The property occupies a generous frontage and is set back from the road behind an extensive gravelled driveway, providing ample parking for a number of vehicles. A paved approach leads to the covered entrance, with further paved access continuing around the side of the house.

The outside space provides a particularly good blank canvas for a purchaser to establish gardens to their own taste, whilst the property's position and generous frontage give it an attractive sense of space on arrival.

Overall, this is a particularly substantial and well-designed new home, combining the efficiency and convenience expected of modern day standards with room sizes and proportions more commonly associated with an established individual property.



Floorplan



TOTAL: 1965 sq. ft, 182 m2

GROUND FLOOR: 1144 sq. ft, 106 m2, FIRST FLOOR: 821 sq. ft, 76 m2

EXCLUDED AREAS: UTILITY: 78 sq. ft, 7 m2, LOW CEILING: 138 sq. ft, 13 m2, LANDING: 27 sq. ft, 3 m2,

OPEN TO BELOW: 34 sq. ft, 3 m2, WALLS: 148 sq. ft, 15 m2

All Measurements are Approximate. This Floor Plan is a Guide Only. Produced By EBN



Property information

Mid Suffolk District Council - TBC

EPC Rating: TBC

Tenure: Freehold

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 whatever 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.

DAVID
BURR

David Burr - Woolpit
Sampson House, Woolpit,
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk

LOCATION:

Bradfield St George is a highly regarded Suffolk village surrounded by attractive countryside, approximately five miles to the south-east of the historic market town of Bury St Edmunds. The village enjoys a particularly appealing rural setting whilst remaining well placed for access to Bury St Edmunds and the surrounding villages, with the A14 providing excellent road links towards Cambridge, Ipswich and beyond. The village has a sense of community and is characterised by an attractive mixture of period and individual homes. A wider range of everyday amenities can be found within nearby villages, whilst Bury St Edmunds provides an extensive choice of shopping, schooling, recreational and cultural facilities, together with a mainline railway station.