



**The Hayes,  
Stowlangtoft, Suffolk.**

**DAVID  
BURR**

Stowlangtoft is a small rural village on a minor road seven miles east of Bury St Edmunds. The village has St George's church, a magnificent Perpendicular building erected around 1370. The nearby village of Ixworth has a good range of everyday local amenities and the villages of Elmswell and Thurston have train stations with main line links to London Liverpool Street. The larger towns of Bury St Edmunds, Stowmarket and Diss provide an excellent range of schooling, shopping, cultural and recreational facilities.

An exclusive development of 2 detached executive new family homes occupying a prominent position in this well-regarded village close to Bury St. Edmunds. In brief the accommodation schedule comprises 4 bedrooms (2-ensuites and a family bathroom), 3 reception rooms, utility room and a stunning kitchen/breakfast room located to the rear of the property. Each property has a private driveway and double car-port located to the front elevation providing ample off-road parking for a number of vehicles.

## **An exclusive development of 2 new homes built by a highly regarded local builder offering convenient access to Bury St. Edmunds.**

### **Accommodation**

The accommodation is arranged over two floors and comprises a welcoming entrance hall leading to a generous sitting room and a well-proportioned family room. The kitchen/breakfast room is positioned to the rear of the property, providing a central hub for modern living, with adjoining storage/pantry space.

In addition, the ground floor offers two further versatile rooms, ideal for use as a study, snug or playroom, depending on individual requirements.

On the first floor, there are four bedrooms, including a principal suite with dressing area and en suite, together with a second en suite bedroom and a well-appointed family bathroom.

### **Key Features**

- Exclusive development of just two detached homes
- Four bedrooms, including two en suites
- Three reception rooms plus snug/study
- Bespoke kitchen with Samsung appliances and Bora hob
- Utility room and pantry
- Ground floor cloakroom
- Oak staircase and high-quality interior finishes
- Underfloor heating to the ground floor, radiators to the first floor
- Private driveway with double car port
- Generous terrace and garden space ideal for outdoor entertaining
- Provision for electric vehicle charging
- Air source heat pump

# THE HAYES, IXWORTH ROAD, STOWLANGTOFT, SUFFOLK, IP31 3JS

**SERVICES:** Main water, drainage and electricity are connected. Air source heat pump. Underfloor heating at ground floor, radiators at first floor. Electric car charging supply (car charger not included). **NOTE:** None of these services have been tested by the agent.

**AGENT'S NOTE:** Prospective purchasers should be aware that the image depicted is a CGI and therefore the final specification may vary.

**LOCAL AUTHORITY:** Babergh District Council: 0300 123 4000.  
Council Tax Band:

**EPC RATING:** Awaiting report.

**BROADBAND SPEED:** Up to Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone – outdoor, likely.

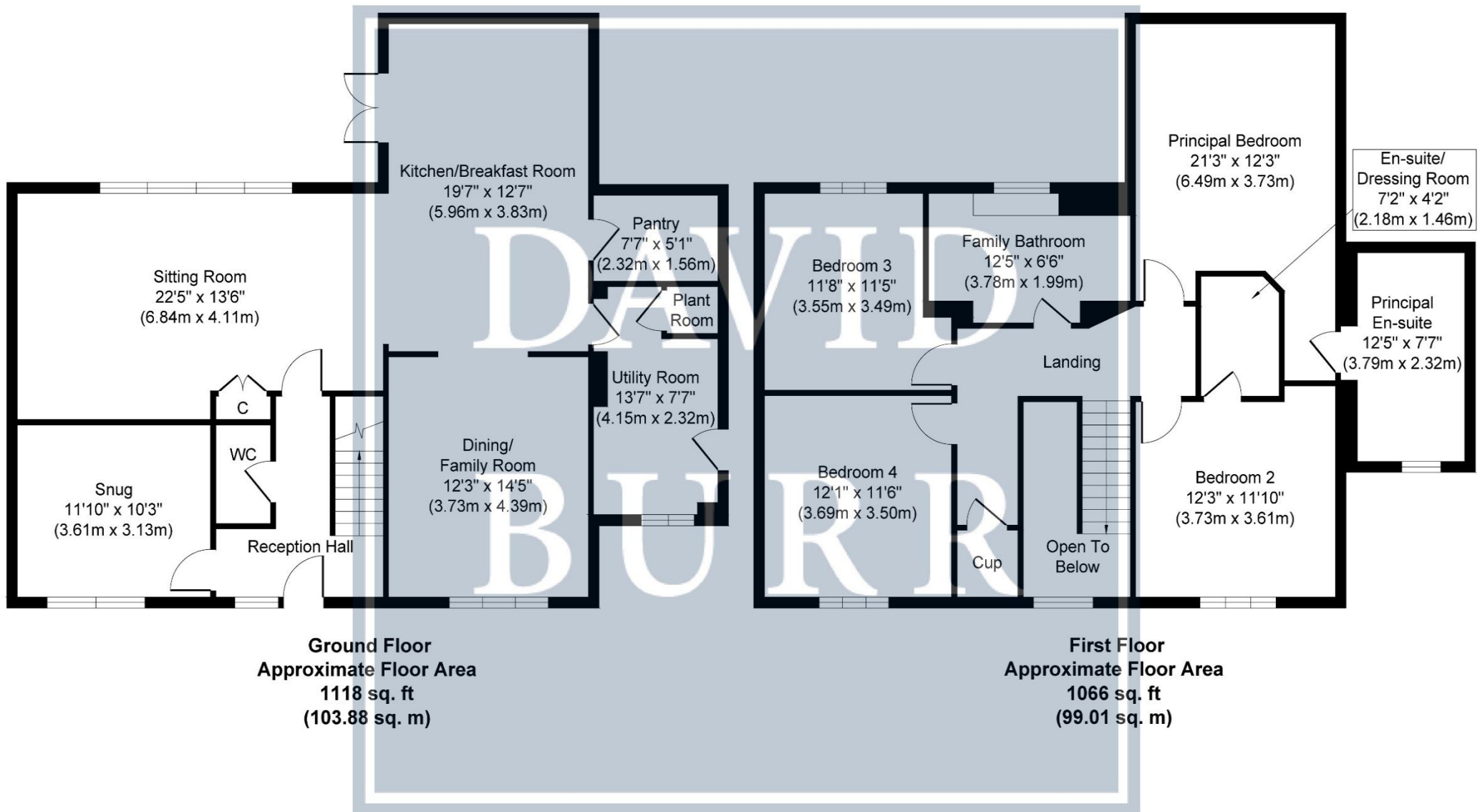
(source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///gullible.rummage.putter.

**VIEWING:** Strictly by prior appointment only through DAVID BURR  
Bury St. Edmunds 01284 725525.

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The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



