

DAVID BURR

3 Old Bury Road, Alpheton, Suffolk









3 Old Bury Road, Alpheton, Sudbury, Suffolk, CO10 9BT

Alpheton is a rural village with Parish Church, standing about 3 miles north of the historic and well served village of Long Melford. The Cathedral town of Bury St Edmunds is about 9 miles north and in addition to its comprehensive amenities there is access to the A14 trunk road with fast links to Ipswich, Cambridge, the M11 and London.

This wonderfully light, three bedroom detached property occupies a generous plot set back from the road, with beautifully landscaped grounds and far reaching countryside views to the rear.

The Property

You are initially greeted by a central entrance hall with obscured glass oak front door, this is a welcoming room with staircase leading to the first floor, views across the rear garden finished with an oak flooring that continues throughout the living space on the ground floor. To the right hand side, there is a wonderfully light triple aspect sitting room, sitting from front to back with your attention immediately drawn to the contemporary log burner with internal exposed flue, and patio doors leading onto a rear terrace with views over the garden beyond. The kitchen/dining room is again a front to back room with views over both the front and back garden, with bi-folding doors opening onto the rear terrace and field views beyond. The kitchen is particularly well-equipped and is of a contemporary finish with a thick oak worktop and views over the rear garden. Beyond here, is a useful utility/boot room with door leading onto the rear garden and further door leading onto a downstairs shower room.

First floor

To the first floor, there are two generous double bedrooms, a further single bedroom serviced by a large family bathroom with corner bath.

Outside

To the front of the property is a long driveway providing ample off-road parking with footpath leading to the front door, with the garden being predominately laid to lawn with borders offering seasonal colour as well as a range of shrubs, hedging and trees giving the property seclusion whilst being set back from the road.

To the immediate rear of the property, accessed off both the sitting room and kitchen/dining room, is a large terraced seating area being of wonderful space for entertaining, opening up to a wide expanse of lawn with far reaching countryside views beyond.

To the sides, are well-stocked borders offering seasonal colour as well as a range of fruit trees, with a central weeping willow being ever so easy on the eye, and a number of mature rose bushes. The single garage that is seen in the front photographs, has been converted into a studio with power and heating, finished with an oak flooring with pretty views over the rear garden. This room has previously been used as an occasional bedroom and as a study for a range of hobbies.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

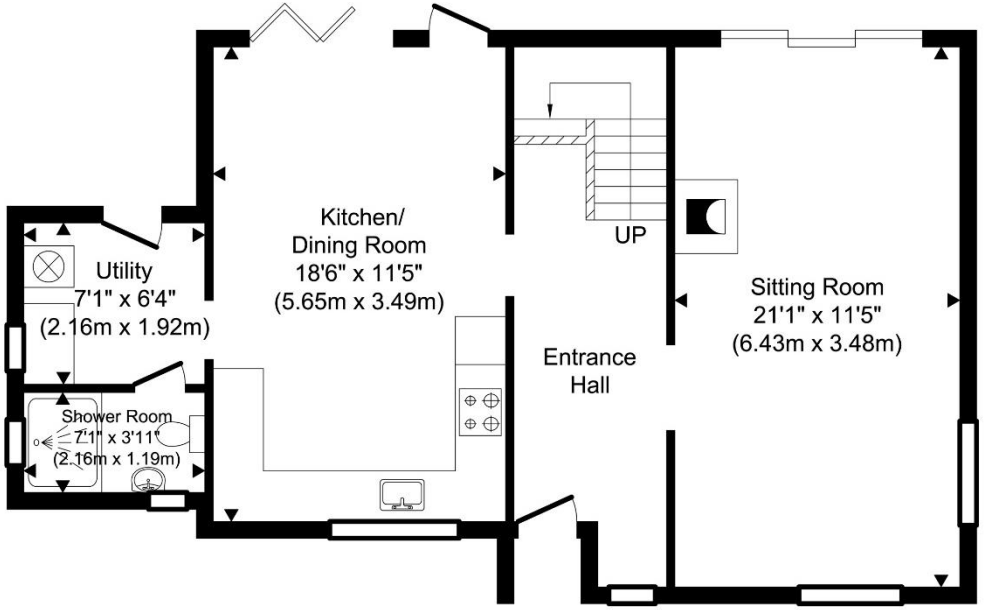
EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** D

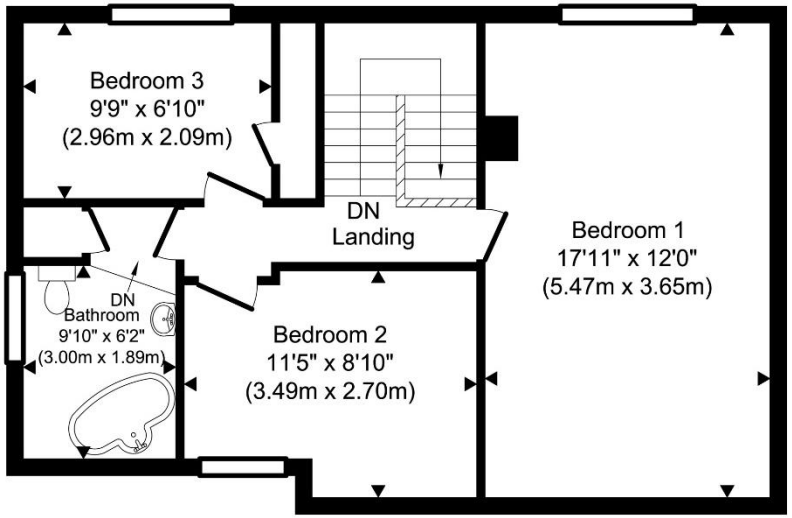
WHAT3WORDS: tuck.restore.thread

VIEWING: Strictly by prior appointment only through DAVID BURR.

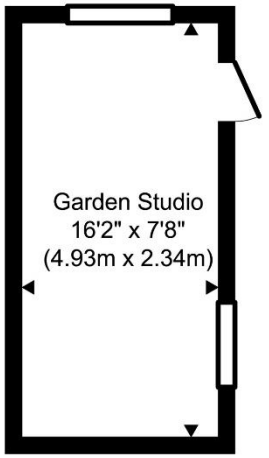
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Ground Floor
Approximate Floor Area
656.16 sq. ft.
(60.96 sq. m)



First Floor
Approximate Floor Area
524.74 sq. ft.
(48.75 sq. m)



Outbuilding
Approximate Floor Area
124.10 sq. ft.
(11.53 sq. m)

TOTAL APPROX. FLOOR AREA 1305.01 SQ.FT. (121.24 SQ.M.)

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