



## SHRUBBERY CLOSE, HESSETT

IP30 9GP

£525,000  
FREEHOLD

Tucked away in a private close within the popular village of Hesselton, this executive four-bedroom detached home offers a seamless flow of space and light. The ground floor features a spacious entrance hall leading to a comfortable sitting room with a feature wood-burning stove, a formal dining room with French doors to the garden and a dedicated study perfect for home working. At the heart of the property is a luxury shaker-style kitchen with quartz worktops, a central island and high-end integrated appliances, supported by a practical utility room and cloakroom.

Upstairs, a galleried landing leads to four comfortable bedrooms, including a principal suite complete with a dressing room and luxury en-suite, alongside a second en-suite bedroom and a contemporary family bathroom. Outside, a private brick-paved driveway provides ample parking and access to a double garage. The wrap around landscaped rear garden offers complete privacy, featuring well-stocked borders, lawns and a beautiful patio's ideal for outdoor entertaining. This property is a must see.

**allhomes**

# SHRUBBERY CLOSE

- Beautifully Presented Detached Four Bedroom Home
- Impressive Kitchen/Breakfast Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Principal Suite With Dressing Room & En-Suite
- Double Garage And Ample Driveway Parking
- Guest Bedroom With En-Suite
- Separate Dining Room & Study
- Utility Room & Ground Floor Cloakroom
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Bright spacious entrance hall with understairs cupboard. Stairs to the first floor. Double doors opening to the dining room. Radiator.

## Sitting Room

Generous sized room with bay window to the front and window to rear. Chesney's stone fireplace with inset log burning stove. Two radiators.

## Dining Room

Ideal entertaining space with views of the garden, French doors opening directly to the garden. Radiator.

## Kitchen/Breakfast Room

Impressive shaker-style kitchen with a wide range of wall and base cabinets and drawer units with quartz worktops over. A central island is the heart of the room with further storage and breakfast seating for the family. Integrated wine cooler, full fridge freezer and dishwasher, complemented by a range style cooker, gas hob and extractor hood over. Windows to side and French doors opening to the garden. Two radiators.

## Utility Room

Well fitted utility room with wall and base cupboards. Work tops and inset sink and drainer. Fitted with a water softener and space for washing machine and tumble dryer. Window to rear and door to the side. Radiator.

## Study

Window to front. Radiator.

## Cloakroom

WC and pedestal wash basin. Window to side. Radiator.

## Landing

Gallery landing with airing cupboard and loft access. Windows to front. Radiator.

## Principal Suite

Generous size room with dual aspect windows to rear and side. Doors to en-suite and dressing room. Two radiators.

## Dressing Room

Built in storage with rails and shelving. Window to side. Radiator.

## En-Suite

Contemporary suite, WC and wash basin. Double shower cubicle. Window to side. Heated towel rail.

## Bedroom 2

Double room with window to rear. Radiator.

## En-Suite

WC and wash basin. Double shower cubicle. Window to rear. Heated towel rail.

## Bedroom 3

Double room with window to front. Radiator.

## Bedroom 4

Window to rear. Radiator.

## Family Bathroom

Stylish suite, WC and pedestal wash basin. Fully tiled with bath and shower head over. Wall mounted cupboard. Window to side. Heated towel rail.

## Outside

### Front Garden

To the front is a private block-paved driveway leading directly to the double garage providing ample parking. Lawn area framed by shingle borders filled with shrub and flower borders. Paved pathway to the front door.

### Rear Garden

A well-kept and landscaped wrap around rear garden, mainly laid to lawn and patio with a well-stocked borders filled with flowers, mature shrubs, and seasonal trees surrounding for year-round interest. outside lights, taps and gated side access and rear access.

### Double Garage

Up and over door with power and light connected. Pedestrian door accessing the garden. Storage

### Agent's Note

Current service charges are £362.63 for the year. Reviewed yearly.

### Disclaimer

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# SHUBBERY CLOSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>79</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: E**

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allhomes  
28 Thurston Granary, Station Hill  
Thurston  
Bury st Edmunds  
Suffolk  
IP31 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

**allhomes**