



**Clock House Bungalow,
Shimpling, Suffolk.**

**DAVID
BURR**

CLOCK HOUSE BUNGALOW, SHIMPLING, BURY ST. EDMUNDS, SUFFOLK. IP29 4HG

Shimpling is a peaceful village with a thriving community which benefits from a public house, village hall & church. The market town of Sudbury with its commuter rail link to London is about 8 miles south whilst the Cathedral town of Bury St Edmunds is some 9 miles north, offering extensive facilities and amenities to cater for all walks of life and exceptional transport links.

This detached bungalow occupies a lovely rural position in a quiet no-through country lane, the versatile accommodation enjoys character (open fireplaces, Suffolk latch doors etc) and is further complemented by ample off-road parking and a **south facing** garden overlooking a paddock.

A well-presented detached bungalow in a rural setting.

ENTRANCE HALL: A spacious inviting area with a staircase off and Suffolk latch doors to:-

SITTING ROOM: With a lovely view over the front garden and fields beyond. Fireplace with inset log burning stove with tiled surround and hearth.

DINING ROOM: A lovely room that is the heart of the house with views over the garden and paddock beyond. Fireplace with inset log burning stove and attractive brick surround on a pamment tiled hearth.

KITCHEN/BREAKFAST ROOM: With door opening to the covered area of decking and fitted with a range of units and worktops incorporating single drainer sink unit with vegetable drainer and mixer tap over. Space/point for electric range with fitted extractor hood over. Opening to:-

UTILITY AREA: A useful area with plumbing for washing machine, fitted granite style worktop and shelving over.

BEDROOM 1: Overlooking the front garden. Built-in storage cupboard. Fireplace with attractive red brick surround and tiled hearth.

BEDROOM 2: Enjoying a view over the rear garden with paddock beyond.

BEDROOM 3: Views over the rear garden with paddocks beyond.

BATHROOM: Finished with a bath, separate shower over and side screen. WC and wash hand basin.

First Floor

OCCASIONAL BEDROOM/STUDY SPACE: A spacious area currently utilised as an occasional bedroom with exposed ceiling beams and Velux windows which provide for lovely views taking in paddocks and farm land beyond. Built-in storage cupboard with fitted hanging rail and shelving. Underfloor heating.

Outside

To the front of the property is an area of **OFF-ROAD PARKING** for a number of vehicles bordered by a large expanse of lawn and established hedging. This in turn leads to:-

GARAGE/STORE: Possibly suitable for a small sports car but better suited as storage.

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The rear garden is one of the property's most attractive features, facing **south** to take full advantage of the afternoon/evening sun with large areas of decking designed with entertaining/dining Alfresco in mind and opening to an expanse of lawn with views over a paddock.

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

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

EPC RATING: D.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE and Three – good outdoor. (Source Ofcom).
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WHAT3WORDS: ///menu.grapevine.alley.

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

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