



Golden Dene

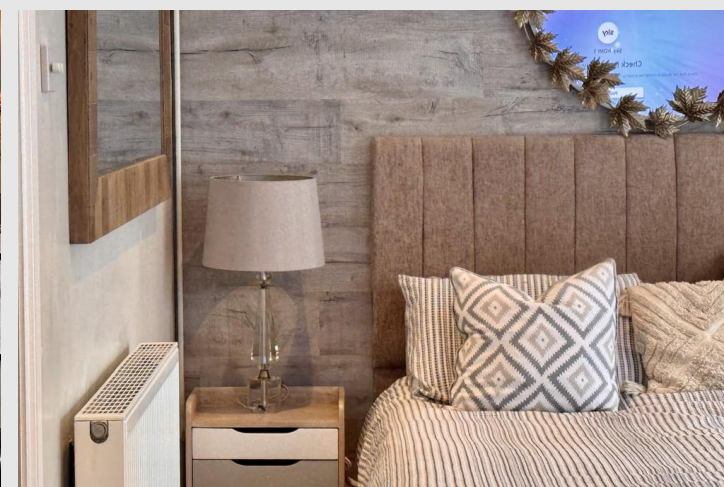
Sudbury Road | Little Whelnetham | Bury St. Edmunds | Suffolk | IP30 0UL

 FINE & COUNTRY

Golden Dene

Occupying a delightful position on the edge of the sought-after Suffolk village of Little Whelnetham, Golden Dene is an exceptional detached residence set within approximately 0.65 acres of beautifully landscaped gardens and grounds.

Extensively refurbished and thoughtfully extended, the property offers an impressive blend of stylish contemporary living, versatile accommodation and outstanding outdoor space, complemented by extensive parking, useful outbuildings and a converted double garage. Combining the tranquillity of a village setting with excellent access to Bury St Edmunds, this is a home perfectly suited to modern family life.





Step Inside

Beautifully reimaged by the current owners, Golden Dene offers a wonderfully welcoming blend of contemporary style and practical family living. The property unfolds from an inviting reception hall into a series of well-balanced spaces, thoughtfully designed to provide flexibility for modern lifestyles.

Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family room, a light-filled space perfectly suited to both everyday living and entertaining. The stylish kitchen is fitted with an extensive range of cabinetry and integrated appliances, while the generous dining and seating areas naturally encourage family gatherings and social occasions. Large bi-fold doors open directly onto the rear terrace, creating a seamless flow between the house and gardens and allowing the outside to become an extension of the living space during the warmer months.

The ground floor continues with a cosy snug, ideal as a quieter retreat or additional bedroom, together with a generously proportioned double bedroom and a contemporary shower room. Occupying its own private area of the house, the principal bedroom suite enjoys direct access to the terrace and benefits from a dressing area with fitted wardrobes and a beautifully appointed en-suite shower room, creating a luxurious and peaceful sanctuary.

Practicality has also been carefully considered, with a utility room, laundry area and dedicated home office providing excellent support for modern working and family life. On the first floor, two further bedrooms and a family bathroom offer comfortable and adaptable accommodation for children, guests or those seeking additional workspace.

Throughout, Golden Dene displays a high standard of presentation, combining comfortable family living with an abundance of natural light and a wonderful connection to its surrounding grounds.





Step Outside

Golden Dene enjoys exceptional outdoor space, with beautifully landscaped gardens rising gently behind the house to create a series of attractive terraces and seating areas. An expansive paved terrace, complemented by a striking pergola, provides the perfect setting for al fresco dining and summer entertaining while enjoying views across the grounds.

The property benefits from extensive private parking, with space for numerous vehicles as well as a boat, caravan or motorhome. A detached timber double garage has been thoughtfully adapted to create self-contained guest accommodation, offering excellent potential for visiting family, multi-generational living or supplementary income. Further outbuildings, including a workshop, stores and timber garages, provide outstanding flexibility for hobbies, storage and practical use.



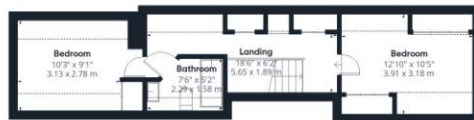
Location

Little Whelnetham is an attractive Suffolk village surrounded by rolling countryside and characterised by its strong sense of community and charming rural character. The village offers a peaceful lifestyle while remaining conveniently placed for access to nearby amenities.

Just five miles away, the historic market town of Bury St Edmunds offers an exceptional range of independent shops, restaurants, cafés and leisure facilities, together with renowned cultural attractions including the Abbey Gardens, St Edmundsbury Cathedral, The Apex and the Theatre Royal. Combining village tranquillity with town convenience, Golden Dene enjoys a highly desirable location in the heart of West Suffolk.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m

1774 ft²
164.9 m²

Reduced headroom

110 ft²
10.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

SERVICES

- Mains Water & Electricity are Connected.
- Private Treatment Plant
- Oil Central Heating
- Solar Voltaic Panels (Solar Boost)
- Freehold
- EPC - Awaiting

epcGrEPCaph

arla | propertymark

PROTECTED



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address: - The Stables, Su mmer Road, Walsham-Le-Willows IP31 3AJ. Company Registration No: 09559009

 FINE & COUNTRY

Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

