



North Street, Freckenham, Bury St. Edmunds, Suffolk

Pocock + Shaw

22 North Street
Freckenham
Bury St. Edmunds
Suffolk
IP28 8HY

A deceptively spacious individual 4 bedroom detached bungalow with a large elevated garden, attractively situated in a sought after village location. The original cottage has been largely re-built and doubled in size to offer an outstanding triple aspect open plan fitted kitchen/dining area and living space with views over a large private garden. The property further benefits from a double aspect main bedroom with an en-suite shower room, part under floor heating, a double width driveway and potential for a double garage.

Guide Price £580,000



Location FRECKENHAM is a sought after village conveniently situated 6 miles north of Newmarket, 16 miles north east of Cambridge and 16 miles North West of Bury St. Edmunds. Amenities include a public house, a village hall & a Church. Fordham & Isleham (3 miles) have more extensive facilities including a primary school and a range of shops.

Accommodation

Entrance hall with part glazed entrance door and glazed side screens, luxury vinyl tiled flooring, recessed ceiling spotlights.

inner hallway with luxury vinyl tiled flooring, recessed ceiling spotlights, opening to the living and kitchen/dining area.

Cloakroom with a concealed cistern, low level WC, hand basin with mixer tap, tiled splash backs, ladder style heated towel rail, luxury vinyl tiled flooring, wall mounted mirror with integral lighting, extractor fan, recessed ceiling spotlights.

Open plan Living area/ dining area/ kitchen An exceptional triple aspect room to include a well-equipped fitted kitchen comprising a 1.5 bowl ceramic sink and drainer with a mixer tap, a range of fitted base units, worktops and tiled splash backs, integrated oven and grill with a 4 ring ceramic hob and an extractor hood over, integrated dishwasher, fridge and freezer, luxury vinyl tiled flooring with under floor heating, lantern roof light, recessed ceiling spotlights, windows to the front side and rear aspects and a pair of French doors leading to the garden.

Utility room with worktops with stainless steel sink unit and drainer, fitted wall units, tiled splash backs, luxury vinyl tiled flooring with under floor heating, extractor fan, air source central heating boiler, recessed ceiling spotlights.

Bedroom 1 a double aspect room with 2 windows to the front aspect, further window to the side.

Ensuite shower room with a double width tiled shower cubicle, pedestal hand basin, low level WC, part tiled walls, tiled flooring, ladder style heated towel rail, extractor fan, recessed ceiling spotlights.

Bedroom 2 with recessed ceiling spotlights.

Bedroom 3 with recessed ceiling spotlights.

Bedroom 4 with recessed ceiling spotlights.

Bathroom with a panelled bath with shower over, pedestal hand basin, low level WC, part tiled walls, tiled flooring, extractor fan, recessed ceiling spotlights.

Outside The property is attractively situated in an elevated position in a well regarded no-through-road on the northern edge of the village. To the front of the property is a small garden area with shrubs and flowers, outside light and soffit downlighting. A shingled double driveway provides vehicular access to the rear of the property and the garden.

To the rear of the property is a large elevated garden with a landscaped area with a porcelain patio, raised sleeper style borders and steps leading up to the elevated part of the garden, outside lighting, outside tap and power supply. To the side of the property is provision for an EV charging point.

Tenure The property is freehold.

Services Mains water, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

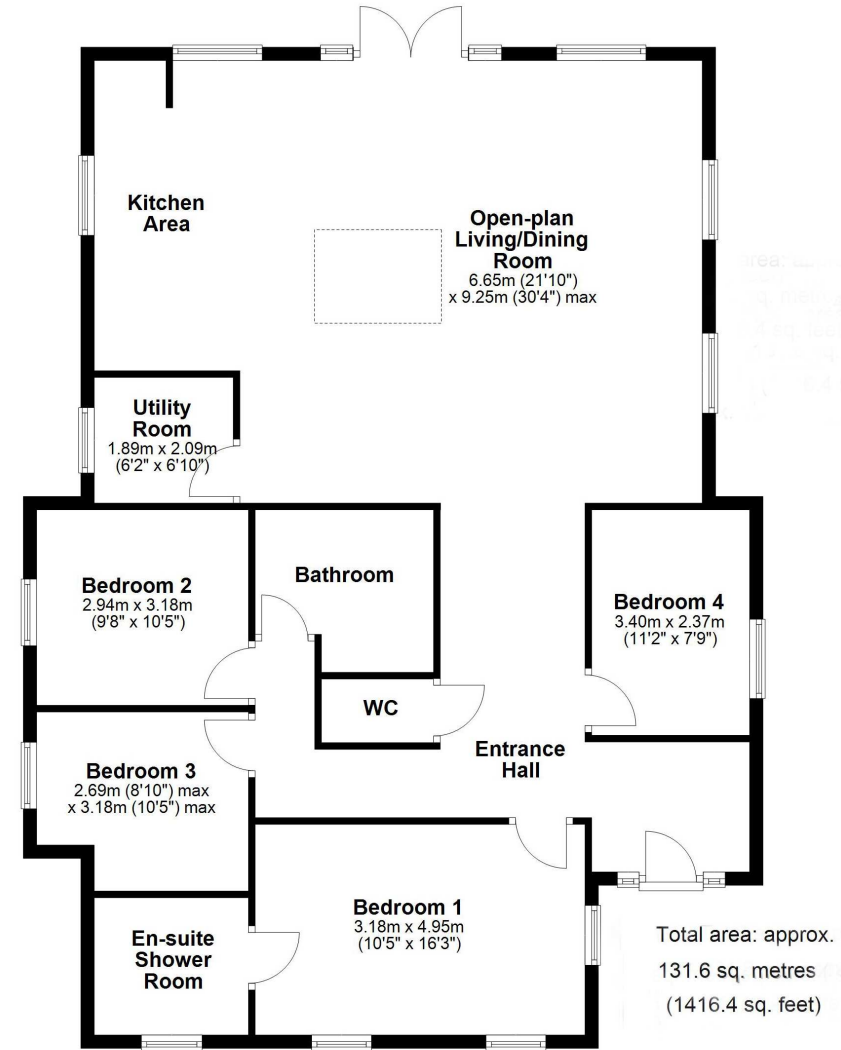
The property has a registered title.

Internet connection, basic: 6Mbps, Superfast: 80Mbps. Mobile phone coverage by the four major carriers available. EPC: C

Council Tax C West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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