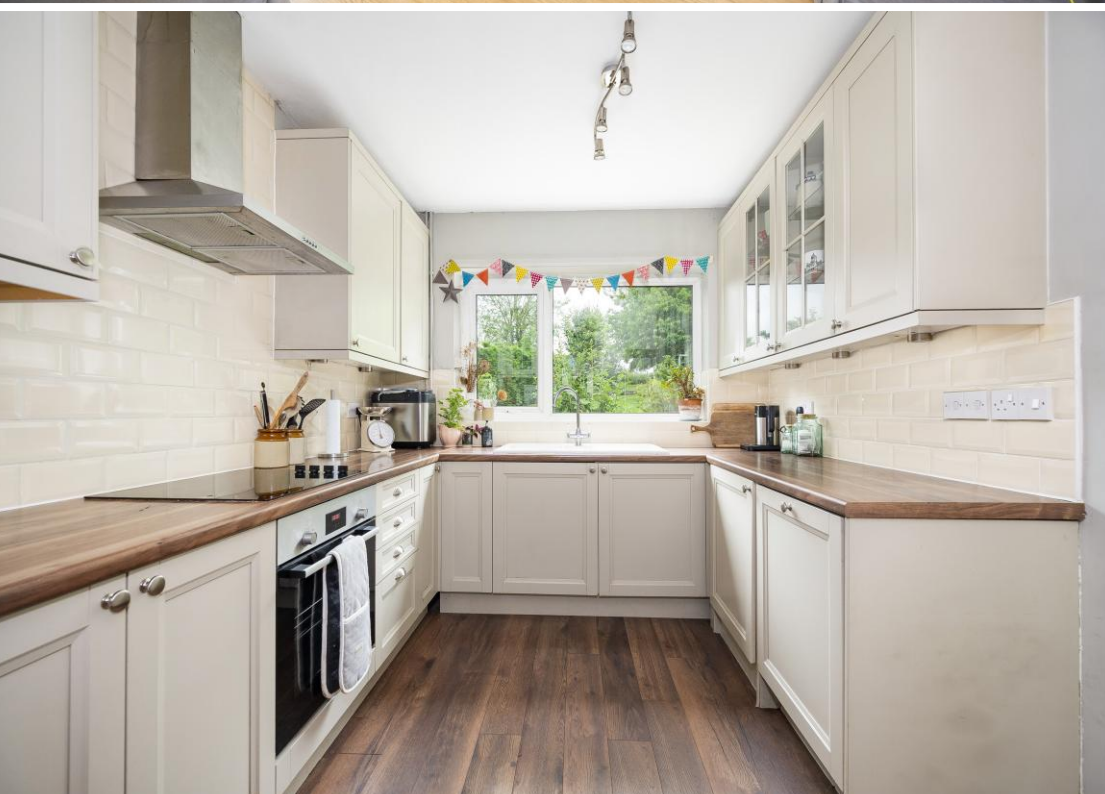




**Marella,
Hartest, Bury St Edmunds, Suffolk**

**DAVID
BURR**



Marella, The Row, Hartest, Bury St Edmunds, Suffolk, IP29 4DL

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

An elevated link-detached house situated in one of the area's most attractive villages within moments walking distance of the wonderful village greensward and a well-regarded public house. The property provides versatile accommodation including a sitting room, dining room, kitchen and cloakroom on the ground floor with four bedrooms and a bathroom upstairs. Outside, the property provides ample off-street parking to the front, a garage and a lovely west-facing rear garden with open views over countryside beyond.

A four bedroom link-detached house with generous gardens in one of our area's most picturesque and highly-regarded villages.

Accommodation

ENTRANCE HALL: With laminate wood-effect flooring and space for coats and shoes and a useful understairs storage cupboard off. Staircase rising to the first floor and further doors leading to:-

SITTING ROOM: With a continuation of laminate wood effect flooring and two large windows providing a dual aspect and allowing for plenty of natural light. Plenty of space for seating and with an attractive painted brick chimney breast with potential to reinstate into a functional fireplace (subject to any necessary consents).

DINING ROOM: A light and well-proportioned dual aspect room with plenty of space for a large dining table and chairs and floor-to-ceiling uPVC glass panel double doors providing an attractive outlook over the rear garden and opening onto terracing to the rear.

KITCHEN/BREAKFAST ROOM: With laminate wood-effect flooring and containing a matching range of base and wall level units with wood-effect work surfaces incorporating a ceramic sink with mixer tap above and drainer to side. Four ring Bosch electric hob with extractor fan over and a range of integrated appliances including a Bosch combination oven, Bosch washing machine and

a dishwasher. Two below countertop refrigerators and a breakfast bar with seating. Large window providing an outlook over the rear garden and a door leading back into the hallway.

CLOAKROOM: Containing a W.C., a wash hand basin and a chrome heated towel rail.

First floor

LANDING: With access to loft storage space and with a useful fitted wardrobe and airing cupboard off and doors leading to:-

BEDROOM ONE: A well-proportioned, dual-aspect double bedroom with a lovely view over far-reaching countryside to the side.

BEDROOM 2: A further double bedroom with a view over the rear garden and onto countryside behind.

BEDROOM 3: A further double bedroom.

BEDROOM 4: Currently in use as a study but which could equally serve as a further bedroom if required.

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BATHROOM: Containing a tongue-and-groove panelled bath with electric shower over with rainfall style shower head and additional attachment below. W.C and a wash hand basin.

Outside

To the front of the property is a private tarmacadam driveway which provides plenty of off-street parking for a number of vehicles and which leads onto a:-

GARAGE: With up-and-over door, power and light connected and access to roof storage space. Personnel door to the rear.

The property's rear garden is particularly generous and attractively planted with a diverse and colourful variety of plants and flowers and is bordered by mature hedging to ensure a high degree of privacy. A pebbled area of seating is situated adjacent to the house itself with the further benefits of external power points, lighting and water tap. Steps lead up to an expanse of lawn with stepping stones leading through to a further elevated and secluded area of garden with a pergola covered terrace, a storage shed and a fine mature Horse Chestnut Tree and an open view over fields behind.

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).

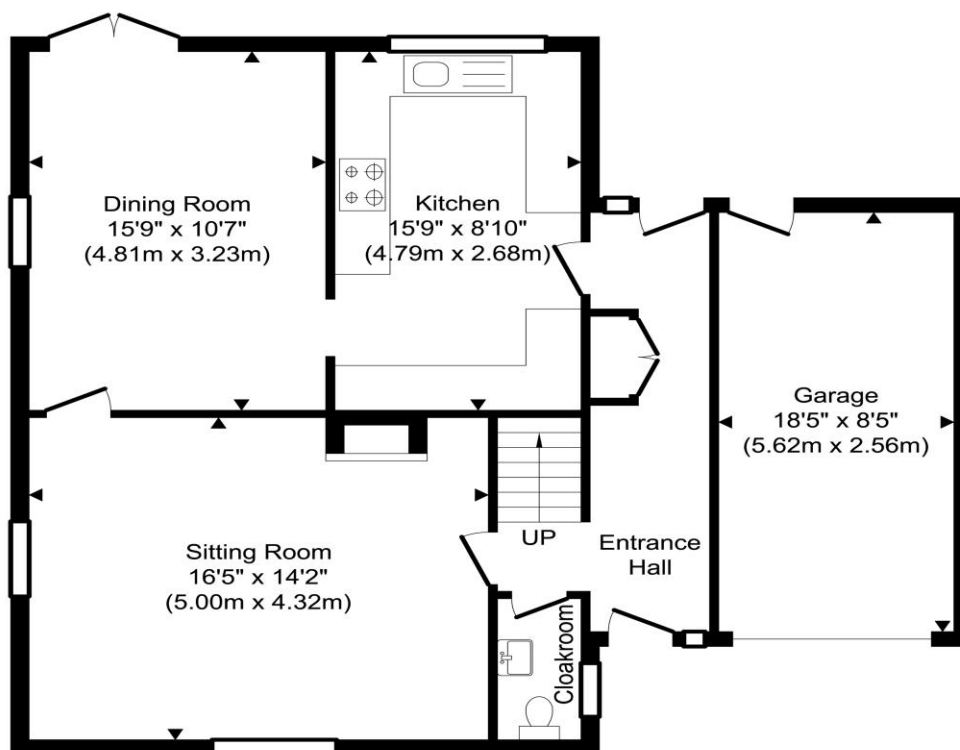
COUNCIL TAX BAND: E **WHAT3WORDS:** servicing.soda.rigid

VIEWING: Strictly by prior appointment only through DAVID BURR.

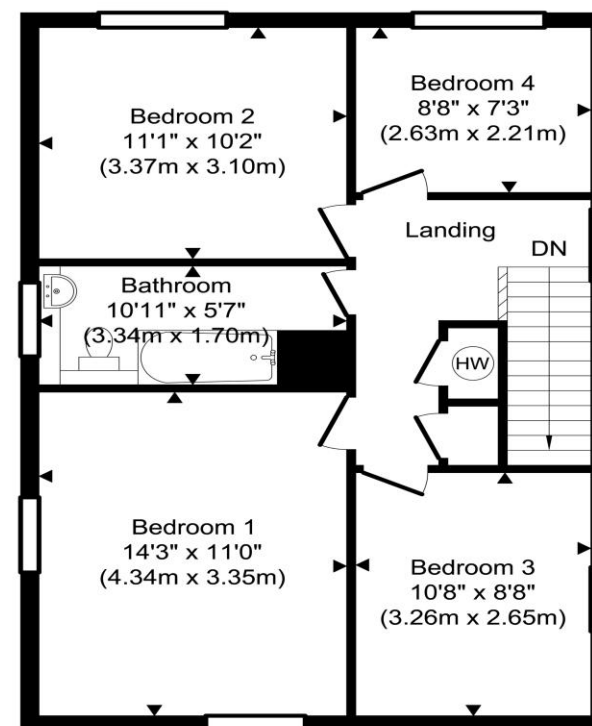




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Ground Floor
Approximate Floor Area
842.59 sq. ft.
(78.28 sq. m)



First Floor
Approximate Floor Area
597.07 sq. ft.
(55.47 sq. m)

TOTAL APPROX. FLOOR AREA 1439.67 SQ.FT. (133.75 SQ.M.)

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Hartest's beautiful village green

