



**Gable Ends,
Brockley, Suffolk.**

**DAVID
BURR**



Brockley is a quaint rural hamlet situated approximately 7 miles south of Bury St Edmunds and 9 miles north of Sudbury on the B1066. The village enjoys a well-supported community centre, play park, bus service, mobile library, Church of St. Andrew and Baptist Church. The village of Hartest lies approximately 1 mile South, centred around a picturesque Green, a conservation area, that is characterised by its variety of period buildings and amenities including a primary school, public house and Church.

This exceptionally well-presented detached bungalow occupies a lovely position within a highly regarded Suffolk village. The property offers light, well-balanced accommodation that is further complemented by a particularly large garage/workshop, ample parking and a generous private garden.

In all about 0.24 acres.

An exceptionally well-presented detached bungalow with a 35ft. garage/workshop.

ENTRANCE HALL: An inviting area with useful linen/storage cupboard, further storage cupboard and opening to:-

Inner Hall: A spacious area with access to loft storage space and doors to:-

SITTING/DINING ROOM: A light room with a large window overlooking the front garden. Feature fire surround (sealed), display shelving, glass display cabinet and arch opening to:-

DINING/LIVING ROOM: A versatile space running from front to back with tiled floor and including a set of double doors opening to terracing and the rear garden and terracing beyond.

KITCHEN/BREAKFAST ROOM: Enjoying views over the rear garden and finished with an extensive range of light oak wood units including glass display cabinets, shelving, worktops and inset single drainer sink, vegetable drainer and mixer tap over. Integrated fridge/freezer, dishwasher, space for an electric range with extractor over. **Shelved Pantry Cupboard.**

UTILITY ROOM: A useful room with fitted worktop, plumbing for washing machine and space for other appliances

CLOAKROOM: Heated towel rail, WC and wash hand basin with storage below.

BEDROOM 1: Enjoying views over the garden. Built-in double wardrobe.

BEDROOM 2: Overlooking the front garden. Built-in double wardrobe.

BEDROOM 3: Enjoying views over the rear garden.

BATHROOM: Attractively tiled and finished with a bath that includes a separate electric shower over. Heated towel rail, WC and wash hand basin with storage below.

Outside

A large tarmac and shingle drive provides extensive **OFF-ROAD PARKING** and in turn leads to:-

GARAGE/WORKSHOP: With up and over door, natural light, electric strip lighting, power points and personnel door to rear.

GABLE ENDS, CHAPEL LANE, BROCKLEY, BURY ST. EDMUNDS, SUFFOLK. IP29 4AS

The gardens are one of the property's most attractive features, divided into various areas to include a small wild area designed for butterflies, bees, etc. Further well stocked cottage style gardens, meandering pathways, well placed terraces and a vegetable garden all enjoy a high degree of privacy. External lighting and water are connected.

In all about 0.24 acres.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D – £2,213.09 – 2025/26.

EPC RATING: D.

BROADBAND SPEED: Up to 75 Mbps (source Ofcom).

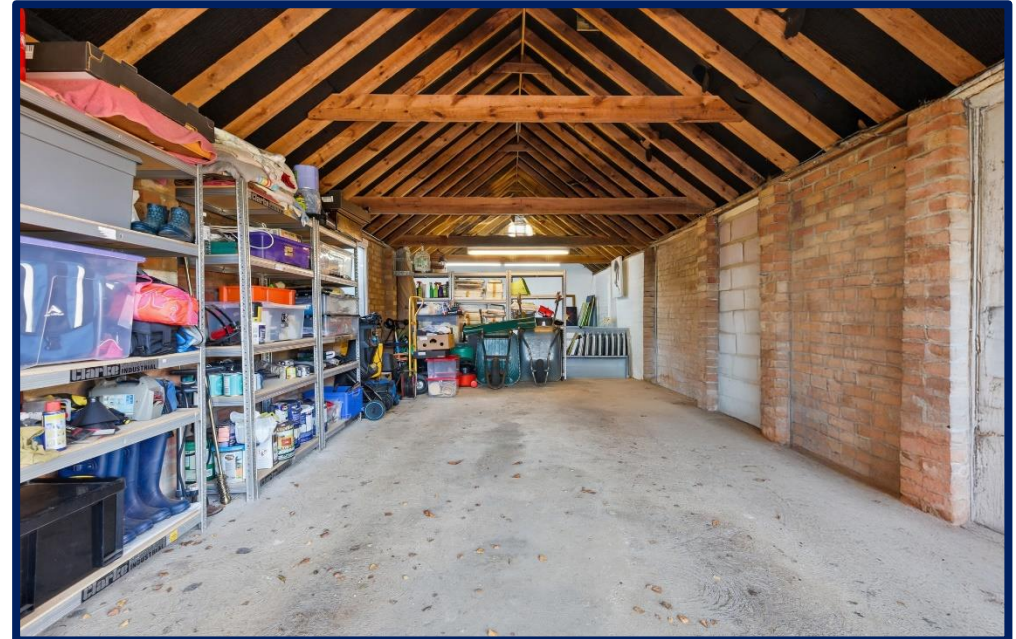
MOBILE COVERAGE: 02 and Vodafone – outdoors good (source Ofcom).

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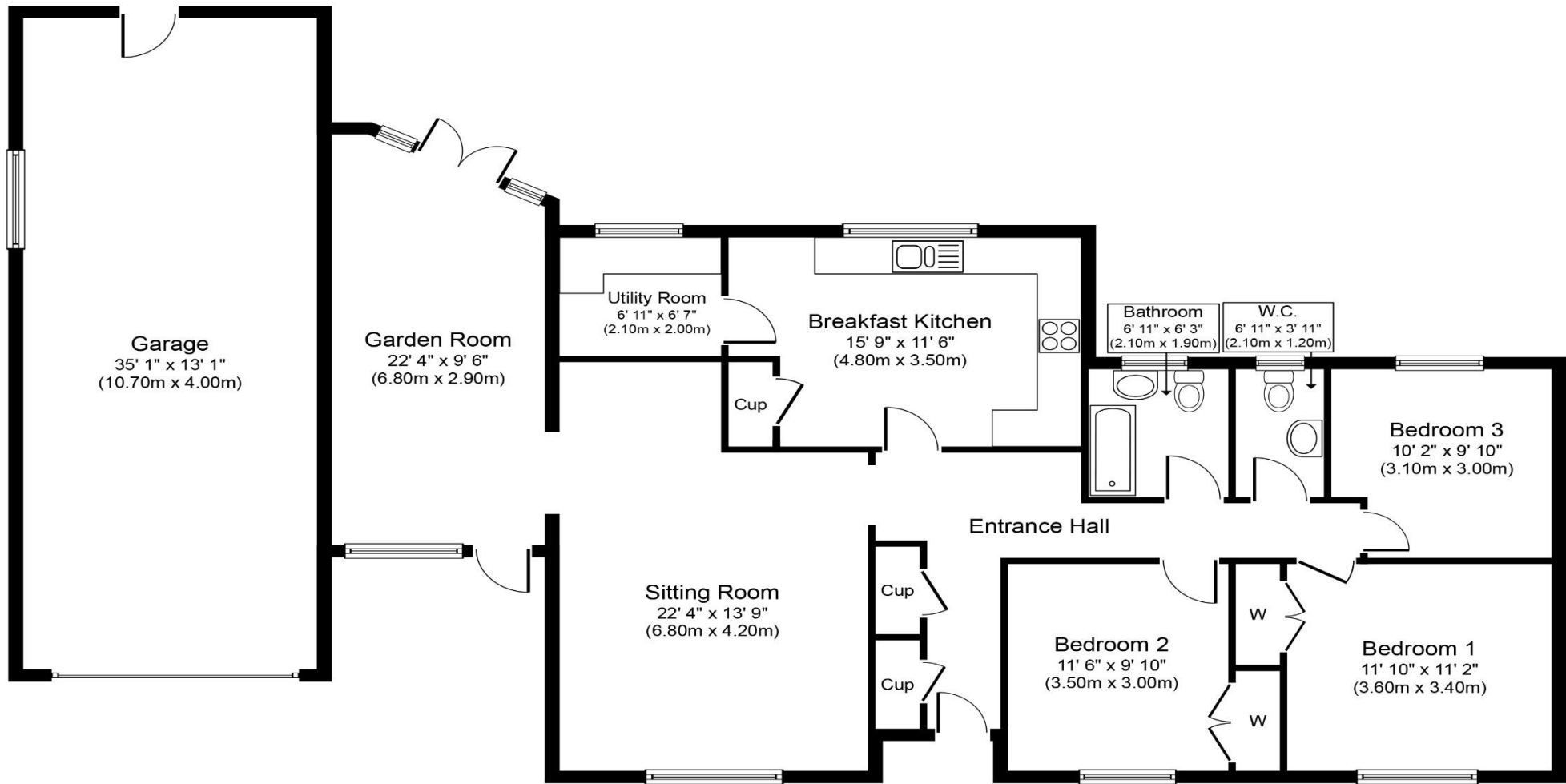
WHAT3WORDS: ///laminated.egging.dressing.

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

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Approximate Floor Area
1,792 sq. ft.
(166.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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