Ashfield Road, Norton, Bury st Edmunds

Sheridans

Ashfield Road, Norton, Bury st Edmunds IP31 3QN

Guide Price £595,000

An energy-efficient, stylish and exceptionally well-crafted contemporary home, offering stunning accommodation with garage, EV charger and ample off road parking. A particular highlight of the property is the beautifully landscaped gardens with sandstone patio and uninterrupted far-reaching countryside views. Further improvements by the current owners include the installation of plantation shutters whilst the property is immaculately presented and maintained to an exceptional standard.

Built in 2022 to an exacting specification, this outstanding detached home is of timber-frame construction with vertical-clad Siberian larch elevations beneath a striking clay peg-tiled roof. The property offers beautifully presented accommodation with a light and airy atmosphere, combining contemporary design with the comfort and efficiency of a modern home. Features include air source underfloor heating to the ground floor with radiators upstairs, solar system with battery storage and double glazing. The immaculately presented accommodation briefly comprises a spacious entrance hall with useful coat cupboard, attractive hardwood flooring, staircase rising to the first floor, and access to the cloakroom. The hallway opens into a stunning open-plan kitchen/dining room with partially galleried ceiling and full-height roof space, creating an exceptional sense of light and volume. The bespoke “Hart & Craftsmen” kitchen is fitted with an excellent range of units providing extensive drawer and cupboard storage beneath upgraded stone worktops, complemented by a central island, integrated appliances, and a Grohe instant hot water tap. Part open-plan, this space flows seamlessly into the comfortable sitting room, forming a superb entertaining and living area centred around a double-sided wood-burning stove. Large glazed doors frame the outstanding countryside views and open directly onto the rear garden.

Accommodation

A rear hall provides access to a generous understairs storage cupboard housing the water softener, together with a glazed side door leading to the garage and driveway. A quiet study nook offers an ideal space for home working or hobbies, while a separate utility room with additional fitted units completes the ground floor accommodation.

To the first floor, a long galleried landing overlooking the reception area below leads to the principal bedroom, featuring a large picture window with stunning rural views and access to the en-suite shower room. Two further bedrooms are served by a stylish family bathroom fitted with both a bath and separate shower enclosure.

Outside

The property is approached via a driveway providing parking for up to five vehicles and access to the adjoining garage with an electric roller door. To the front, there are lawned garden areas, including a section opposite the house on the far side of the driveway. Gated side access leads to the recently landscaped rear garden, which is predominantly laid to lawn and features a sandstone terrace, raised beds and an abundance of specimen planting. The garden creates an ideal space for outdoor entertaining and al fresco dining whilst enjoying the stunning far-reaching countryside views. In addition, planning permission has been granted for the conversion of the garage together with the erection of a cart lodge and porch under planning reference: DC/26/00906.

Location

The house enjoys a delightful village edge setting affording stunning countryside views to the rear. Norton is a delightful village situated east of Bury St Edmunds offering easy access to the A14 with links to the north and south and within easy commuter distance to the larger village of Elmswell and Stowmarket train station with direct links to London's Liverpool Street. Situated within the centre there is a popular village pub, garage serving fuel, shop, community playground and well regarded local primary school.

Directions

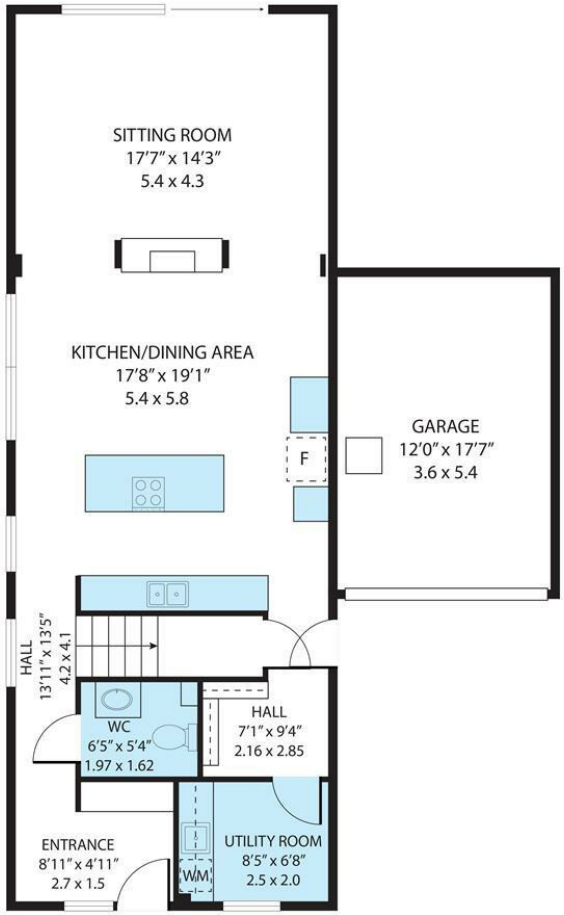
When proceeding along Ashfield Road from the direction of the village centre, the entrance leading to Woods Pightle, will be found on the left hand side. What3words: ///copiers.deleting.charge

Services

Mains electricity, water and drainage. Air source heat pump with underfloor heating to
ground floor and radiators to first floor. Solar panels with battery

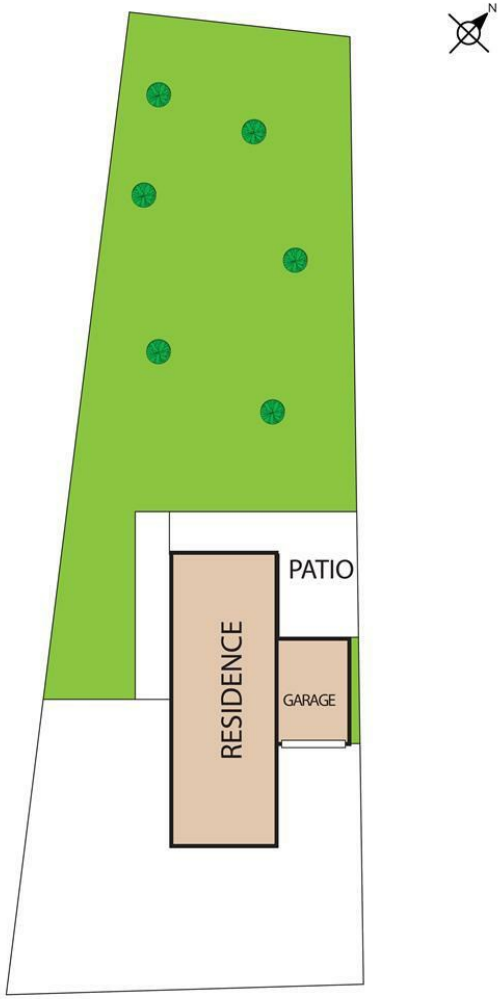
- CHAIN FREE
- Stunning contemporary home
- Open plan living area
- Ensuite to principal bedroom
- Delightful setting affording amazing countryside views
- Garage and ample parking
- Landscaped gardens
- Underfloor heating
- EV charger
- Energy efficient with solar panels

Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: Three and O2 (Source Ofcom)
Flood Risk: No Risk
EV charger fitted



FIRST FLOOR

SECOND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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