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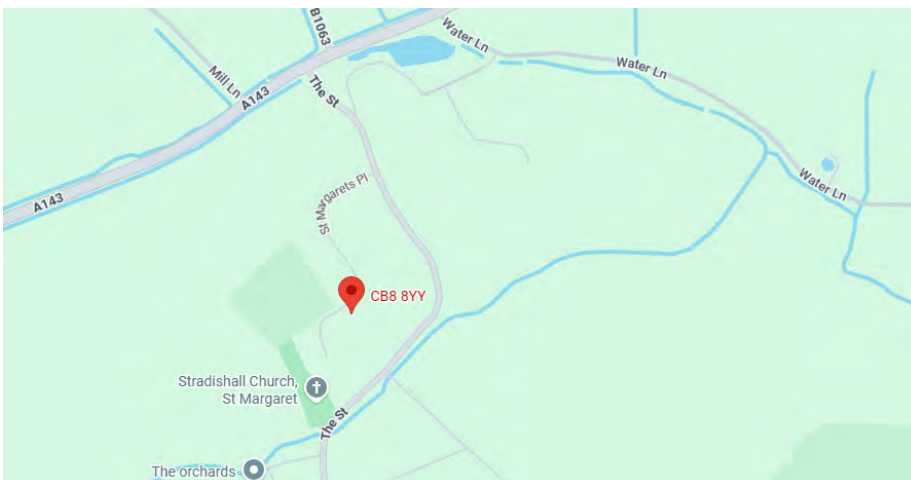
Pippin House

Stradishall, Suffolk

Pippin House

5 The Orchards, Stradishall, Newmarket, Suffolk CB8 8YY

This exclusive development of only five individual homes is situated in a quiet, tucked away village location backing onto open countryside. The design blends traditional Suffolk architecture with modern living and each property has been finished to a high standard. The property enjoys a drive leading to a double cart lodge and landscaped gardens.



- Quiet tucked away location
- Backing onto open countryside
- Finished to a high standard
- Double car port
- Landscaped gardens

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INTERIOR

Entrance into SPACIOUS HALLWAY With stone tiled flooring with underfloor heating, stairs to first floor with oak hand rail and storage cupboard housing the manifolds for the underfloor heating system. KITCHEN/BREAKFAST ROOM A bright and spacious room with stone tiled floor with underfloor heating, French doors lead onto the terrace and window to rear aspect. Extensively fitted with a handcrafted farmhouse style kitchen with quartz worktop with a double butler sink inset. Integrated appliances include a fridge freezer, dishwasher and electric range style cooker with extractor over. French doors through to the SITTING ROOM A spacious reception room with a feature fireplace with wood burning stove set upon a stone hearth, oak flooring and French doors to the FAMILY ROOM Double aspect with exceptional views across countryside and French doors to the dining terrace. UTILITY ROOM With a further range of handmade units set under oak worktop with butler sink inset. Double storage cupboard and tiled floor with underfloor heating. CLOAKROOM WC, wash basin and tiled floor with underfloor heating.



FIRST FLOOR

LANDING With double airing cupboard housing the pressurised hot water cylinder, access to roof space and doors to MASTER BEDROOM A spacious double room with built-in wardrobes and outlook to the front aspect. En-Suite comprising WC, wash basin, shower cubicle, heated towel rail and extensively tiled walls and floor. BEDROOM 2 A double room with outlook to rear aspect with views over open countryside. En-Suite comprising WC, wash basin, shower cubicle, heated towel rail and extensively tiled walls and floor. BEDROOM 3 Double room with outlook to front aspect. BEDROOM 4 Double room with outlook to rear aspect. FAMILY BATHROOM Fitted with a white suite comprising a WC, wash basin, panelled bath with shower over, heated towel rail and extensively tiled walls and floor.



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EXTERIOR

The property is approached via a large driveway providing parking for several vehicles in turn leading to the DOUBLE CART LODGE. The rear garden wraps around the rear and side of the property with a banked border with post and rail fencing and hornbeam hedge. Predominantly lawned with a large paved dining terrace.



Floorplan



Ground Floor
Approximate Floor Area
1,044 sq. ft.
(97.0 sq. m.)



First Floor
Approximate Floor Area
861 sq. ft.
(80.0 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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Stradishall, Suffolk

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

Material Information

SERVICES: Main water and electricity. Air source heat pump. Large septic tank serving the development. NOTE None of the services have been tested by the agent. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: F. £3,396.57 per annum.

PROPERTY POSTCODE: CB8 8YY.

TENURE: To Let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 53 mpbs download, up to 8 mpbs upload.
Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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