



MULBERRY HOUSE

Borley Green | Suffolk



Chapman Sticks

MULBERRY HOUSE

BORLEY GREEN, WOOLPIT IP30 9RP

Stowmarket - 5 miles

Bury St Edmunds - 10 miles

Ipswich - 17 miles

- Large entrance hall • Sitting room • Open plan kitchen / dining room • Utility room •
- Study • Landing • Four bedrooms (two with ensuite shower) • Family bathroom •
- Off-road parking for several vehicles • Cart lodge & store • Landscaped rear gardens •

The Property

Located within the rural hamlet of Borley Green, surrounded by beautiful countryside, Mulberry House is an immaculately presented four-bedroom home which has been significantly enhanced by the current owners to the highest of standards offering modern, contemporary living.

Set back from the road behind a five-bar gate and approached via a gravel drive, an inviting reception hall leads to the spacious downstairs accommodation with the focus point being the stunning open plan kitchen / dining room to the rear of the house with bi-fold doors spanning the length of two walls seamlessly link the inside to the outside and take full advantage of the undisturbed countryside views and spacious south-facing sun terrace and garden which surround the house. The well-equipped, bespoke designed kitchen by Simply Wood, Suffolk, with central island, offers an abundance of storage space with various base and eye level units combined with beautiful Caesar Stone worktops and a double butler sink. The kitchen is fully equipped with high quality integrated appliances to include a Miele induction hob with 4 heat zones and double combi oven, Neff dishwasher, Hotpoint fridge/freezer and tap providing instant boiling water and filtered cold water. A separate utility room provides further storage units with worktops and sink, with plumbing available for a washing machine and tumble dryer and houses a water softening system.

The impressive accommodation continues, with a double length sitting room offering sliding doors providing access onto the tasteful porcelain stone sun terrace and surrounding garden and a stylish inset log burner with brick hearth. Beyond this lies a study and a cloakroom.

From the hall, a staircase leads to a light, airy, spacious landing with four generously sized bedrooms set around it, two of which benefit from having en-suite bathrooms and all bedrooms offer fitted wardrobes. The principal suite is a particularly nice room offering a large window providing fabulous far-reaching views to the rear with built in wardrobes along one wall and a stylish en-suite bathroom.

Outside

The house is set back within its plot behind a five-bar gate with a gravel drive providing parking for several vehicles and a recently constructed bespoke designed double bay cartlodge with one side fully enclosed and secure. The immaculately kept private garden sweeps around the entire rear of the house with a large porcelain tiled sun terrace immediately to the rear providing the perfect space for enjoying Al Fresco dining during the warmer months, with a pleasant back drop of meadowland, a summer house and garden shed.

A SUPERB FOUR BEDROOM DETACHED HOME IN AN IDYLIC RURAL SETTING WITH EASY ACCESS TO BURY ST EDMUNDS



Location

Borley Green is an unspoilt rural hamlet just to the west of the thriving and well served village of Woolpit known for its pretty central square and fine street scene of period properties. The historic cathedral town of Bury St Edmunds lies about 9 miles distant which offers excellent shopping facilities with the Arc shopping centre and twice weekly open air market, together with outstanding educational facilities, recreational and cultural amenities including the famed Theatre Royal and renowned Abbey Gardens with its ancient ruins. The market town of Stowmarket is about 4 miles to the east with its main line rail link to London Liverpool Street. The A14 is easily accessed providing convenient links to Ipswich, the East Coast, Cambridge and London via the M11.

Services

Oil fired central heating to radiators. Mains water, drainage and electricity are connected.

Agent's Note

There are two trees within the boundary of Mulberry House which are protected by Tree Preservation Orders.

Local Authority and Council Tax Band

Mid Suffolk Council
Band F

EPC Rating

Current D (59). Potential C (74).



Mulberry House, Borley Green, Woolpit, IP30 9RP

Approximate Floor Area
 Main House - 2405 sq. ft / 223.51 sq. m
 Outbuilding - 465 sq. ft / 43.26 sq. m

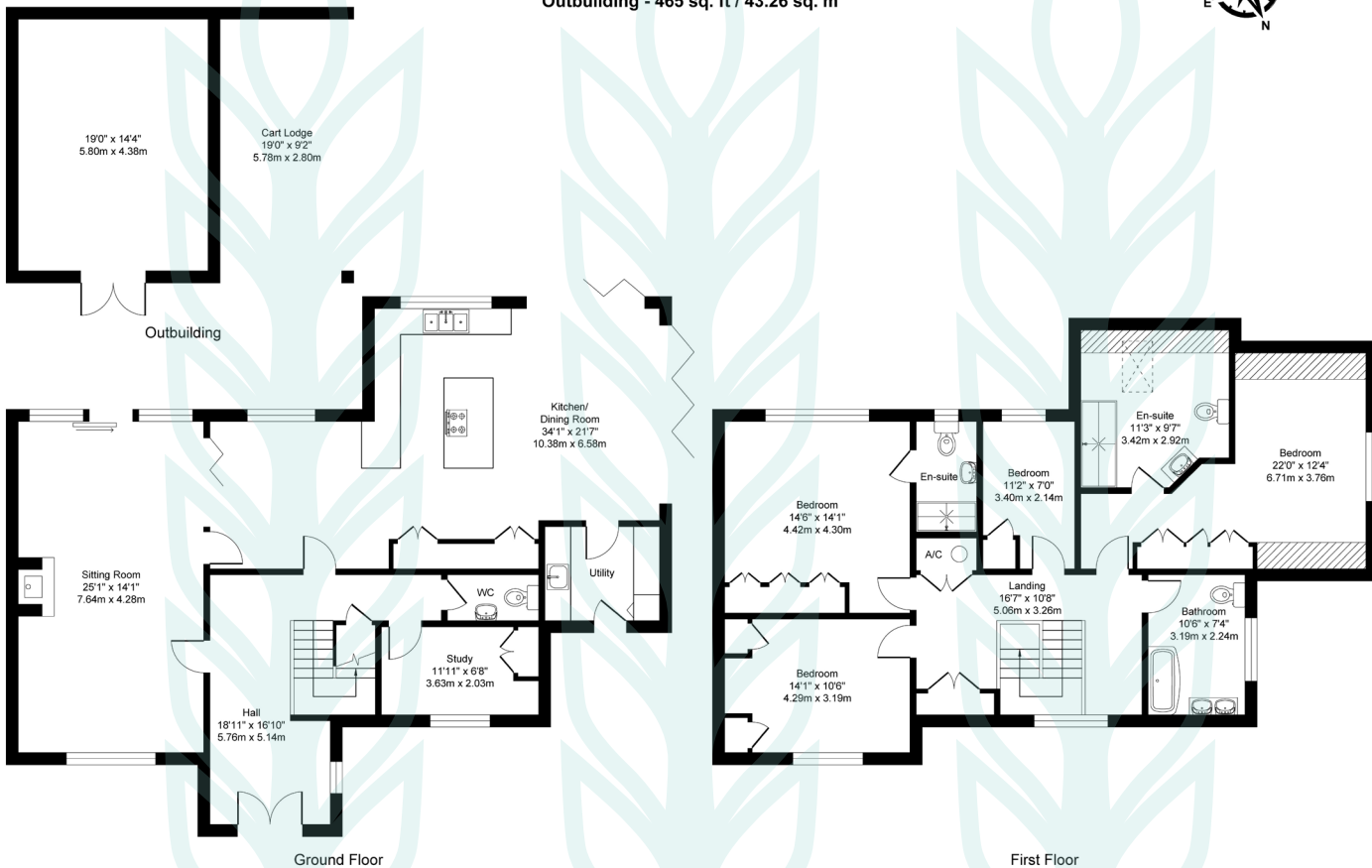
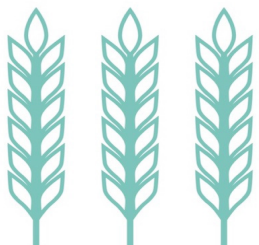


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Outbuilding

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