



**The Hayes,  
Stowlangtoft, Suffolk.**

**DAVID  
BURR**

# THE HAYES, IXWORTH ROAD, STOWLANGTOFT, SUFFOLK. IP31 3JS

Stowlangtoft is a small rural village on a minor road seven miles east of Bury St Edmunds. The village has St George's church, a magnificent Perpendicular building erected around 1370. The nearby village of Ixworth has a good range of everyday local amenities and the villages of Elmswell and Thurston have train stations with main line links to London Liverpool Street. The larger towns of Bury St Edmunds, Stowmarket and Diss provide an excellent range of schooling, shopping, cultural and recreational facilities.

An exclusive development of 2 detached executive new family homes occupying a prominent position in this well-regarded village close to Bury St. Edmunds. In brief the accommodation schedule comprises 4 bedrooms (2-ensuites and a family bathroom), 3 reception rooms, utility room and a stunning kitchen/breakfast room located to the rear of the property. Each property has a private driveway and double car-port located to the front elevation providing ample off-road parking for a number of vehicles.

## **An exclusive development of 2 new homes built by a highly regarded local builder offering convenient access to Bury St. Edmunds.**

- Entrance Hall
- Sitting Room
- Dining Room
- Handmade Kitchen with Samsung appliances and Bora hob
- Snug/Study
- Utility Room
- 4 Bedrooms
- 2 Ensuites
- Family Bathroom
- Ground Floor Cloakroom
- Tiled Floors
- Oak Staircase

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## SPECIFICATION

### Kitchen and Utility Room

- Pantry
- Samsung appliances, oven, dishwasher, fridges.
- Bora hob
- Fully tiled
- Quartz or equivalent

### Bathrooms

- 2 Ensuites
- Family Bathroom
- Ground Floor Cloakroom

### Interior finishes

- Oak Staircase
- Tiled Floor.
- Underfloor Heating at Ground Floor
- Radiators at First Floor

### External

- Large terrace of approximately 35sq.ft, side area for chairs and BBQ
- Private Drive
- Car Port
- EV Charging

**SERVICES:** Main water, drainage and electricity are connected. Air source heat pump. Underfloor heating at ground floor, radiators at first floor. Electric car charging supply (car charger not included). **NOTE:** None of these services have been tested by the agent.

**AGENT'S NOTE:** Prospective purchasers should be aware that the image depicted is a CGI and therefore the final specification may vary.

**LOCAL AUTHORITY:** Babergh District Council: 0300 123 4000.  
Council Tax Band:

**EPC RATING:** Awaiting report.

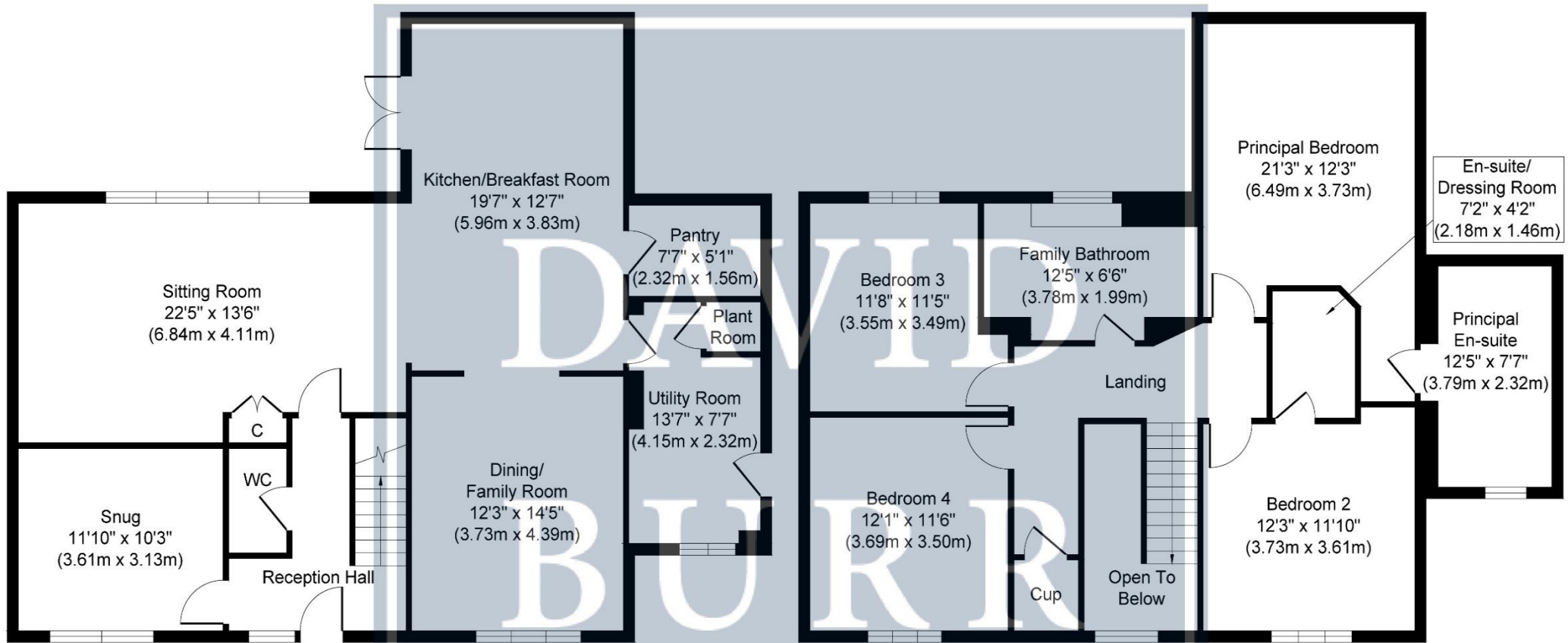
**BROADBAND SPEED:** Up to Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom). **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 phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///gullible.rummage.putter.

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

**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 whatever 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.



**Ground Floor**  
**Approximate Floor Area**  
**1118 sq. ft**  
**(103.88 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**1066 sq. ft**  
**(99.01 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



