



DAVID
BURR
FOR SALE
01284 725525

DAVID
BURR

**Park View,
Stanningfield,
Bury St. Edmunds, Suffolk.**

Park View, Hoggards Green, Stanningfield, Bury St. Edmunds, Suffolk.

Location: Park View occupies a delightful position overlooking The Green in the highly regarded village of Stanningfield, surrounded by attractive countryside while remaining conveniently placed for Bury St Edmunds, Sudbury and an excellent network of nearby country walks.

- Exceptionally well-presented detached home.
- Attractive position overlooking The Green
- Flexible four/five-bedroom accommodation
- Stunning, open-plan kitchen/breakfast room
- Log burner
- Principal bedroom with en-suite
- Substantial driveway with off-road parking for a number of vehicles.
- Detached, air-conditioned garden office/studio/gym.
- Air Source Heat Pump.
- Utility/Boot room, ideally suited for access with pets etc.

An individual, detached home with a versatile accommodation schedule, built by a local builder within the highly regarded Suffolk village of Stanningfield.



THE PROPERTY

A detached chalet-style home occupying a delightful position overlooking the village Green. Finished to an excellent standard, the property combines generously proportioned accommodation with a versatile layout ideally suited to a range of lifestyles.

The entrance to the property provides a bright and welcoming hall, from which doors lead to the principal ground-floor rooms. To the front is a flexible sitting room that could equally serve as a fourth bedroom, while a separate office or fifth bedroom provides further adaptability and would also make an excellent office.

At the heart of the home is the impressive open-plan Kitchen/Breakfast/Living room, flooded in natural light while providing attractive views across the rear garden. The living area is arranged around a log-burning stove, creating a cozy focal point during the winter months. The kitchen is fitted with an extensive range of wall and base cabinetry, granite work surfaces and a substantial central island. Integrated appliances include a fridge/freezer, dishwasher and a Rangemaster.

Adjoining the kitchen is a useful utility/boot room with further fitted storage, space for a washing machine and tumble dryer and doors opening to both the front and rear of the property. A well-appointed shower room completes the ground-floor accommodation.

The first floor comprises three comfortable bedrooms. The principal is served by an en-suite, while the remaining bedrooms have a generous family bathroom.

Outside, the driveway is approached via a small track adjacent to the green, providing off-road parking for a number of vehicles. Gated personnel walk-ways lead to the dog-proofed rear garden, which is predominantly laid to lawn and includes a paved terrace ideal for outdoor entertaining. A detached garden office, complete with power, lighting and air conditioning provides an excellent environment for home working and may equally serve as a studio/gym.

POSTCODE: IP29 4RG

WHAT3WORDS: ///hotels.edges.bluffing

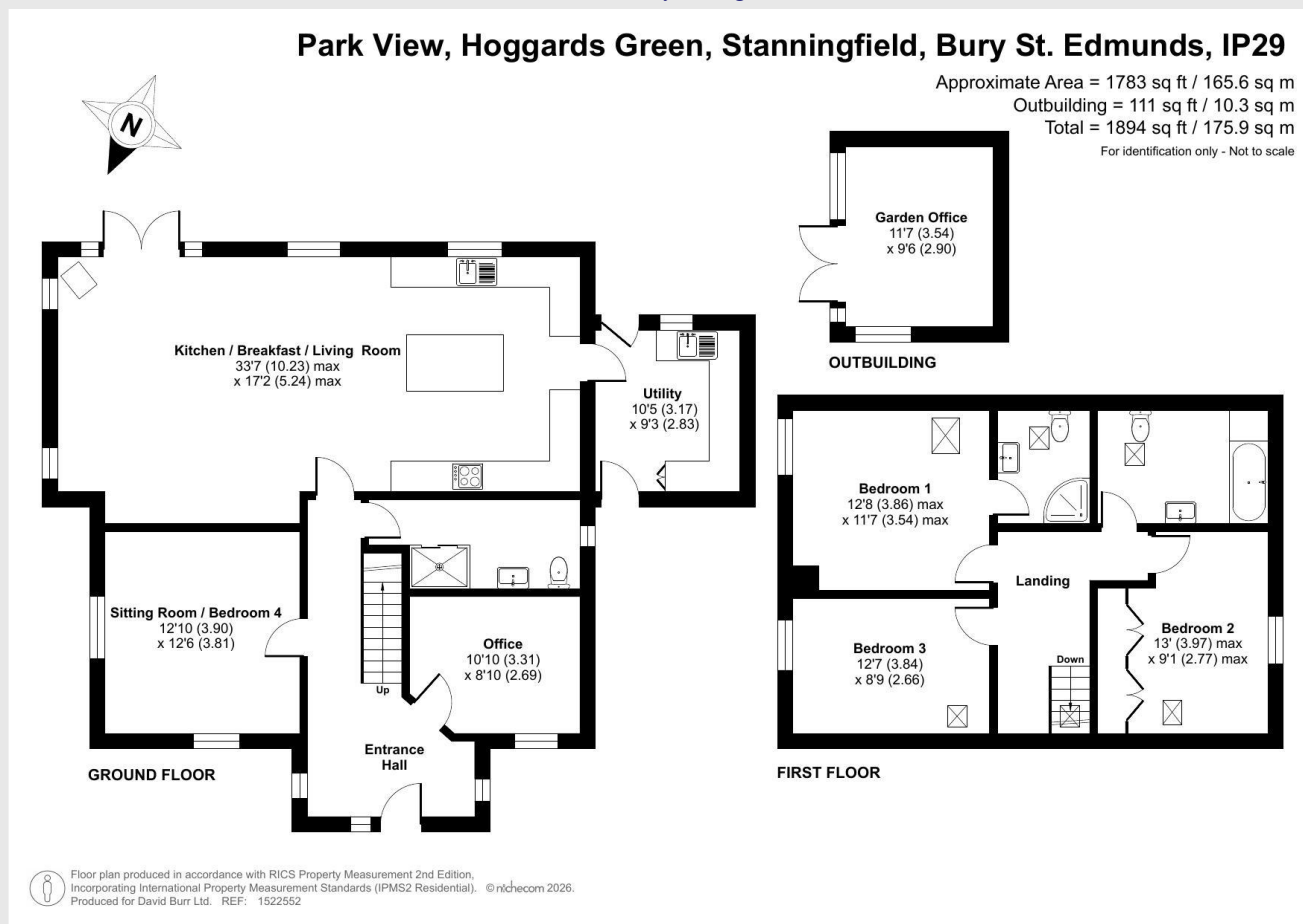
LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band D.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

SERVICES: Main water, drainage and electricity are connected. Air source heat pump to underfloor heating at ground floor. **NOTE:** None of these services have been tested by the agent.



Material Information

SERVICES: Main water, drainage and electricity are connected. Air source heat pump for heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** D

EPC RATING: C

PROPERTY POSTCODE: IP29 4RG

TENURE: Freehold

CONSTRUCTION TYPE: Brick (assumed)

COMMUNICATION SERVICES: Broadband Speed: Up to 5,500 Mbps (source Ofcom).

Mobile Coverage: EE, Three, O2 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/>.

SUBSIDENCE HISTORY: Not aware of any.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

Outline planning decided for neighbouring ‘in-fill’ property – application number: DC/24/1806/OUT

ASBESTOS/CLADDING: Not aware of any.

RESTRICTIONS ON USE OR COVENANTS: Not aware of any.

FLOOD RISK: Not aware of flooding history.

ACCESSIBILITY ADAPTIONS: None.

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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.

