



6 Shrubby Close, Heselton, Bury St Edmunds, IP30 9GP

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**Bedfords**

ESTABLISHED 1966

## 6 Shrubbery Close Hessett Bury St Edmunds IP30 9GP

- Aldeburgh 41.1 miles
- Stansted Airport 55.2 miles
- Bury St Edmunds 7.8 miles
- Lavenham 10.3 miles

ENTRANCE HALL • CLOAKROOM • SITTING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • PRINCIPAL BEDROOM WITH EN SUITE • GUEST BEDROOM WITH EN SUITE • TWO FURTHER BEDROOMS • FAMILY BATHROOM • HOME OFFICE • DOUBLE GARAGE

This property was traditionally built to a high standard in 1912, with part rendered elevations, beneath a plain tiled roof, and set in the sought-after village of Hessett.

The light and airy accommodation comprises an entrance door to an entrance hall, with stairs to first floor and door to the half-tiled cloakroom with low-level WC and wash hand basin. The dining room overlooks the front of the property, is ideal for a study, if required. The sitting room with window to side, French doors leading to the rear garden, has a feature stone fireplace and hearth with a gas flame-effect fire. French doors from the entrance hall lead into the well-appointed kitchen/breakfast room, fitted with a range of eye and low-level storage cupboards with wooden-effect worktops and granite chopping board, and central island with storage below. There is a 5-ring hob, range cooker, fridge freezer, dishwasher and microwave. The separate utility has an inset sink, matching cupboards, water softener and door to the side.

Front the first floor landing with airing cupboard and gives access to the principal bedroom with window to rear, built-in wardrobe, and fully tiled en suite shower room with shower cubicle, low-level WC and wash hand basin. The guest bedroom suite with window overlooking the front of the property with half-tiled en suite shower room with fully tiled shower cubicle, low-level WC, wash hand basin and towel rail. There are two further double bedrooms overlooking the rear garden. Completing the first floor

## Modern 4-bedroom home with garden studio and double garage – no chain

**Guide: £575,000 freehold**



is the fully-tiled family bathroom with bath, low-level WC, and wash hand basin.

### Outside

The property is approached via a herringbone-style brick paved drive, with ample parking for multiple vehicles in front of a double garage, the front garden has established border bed with shrubs and flowers. The fully enclosed rear garden is approached via a gated side access, with a stone terrace across the back of the property, ideal for entertaining and al-fresco dining, the rest is mainly laid to lawn with mature flower and shrub borders. There is an insulated home office with power and light, with cedar clad elevations and exterior lighting. This has multiple uses including office, studio or crafting den.

There is also a shed and summerhouse.

### AGENT'S NOTE

Property is offered with no upward chain and photographs were taken prior to the property being vacated.

### GENERAL INFORMATION

- All mains services are connected
- Gas-fired central heating
- Alarm system
- Council tax band E – £2,581 – Mid-Suffolk
- Ofcom states superfast broadband is available
- Ofcom states mobile signal likely
- What3words – reviews.sushi.sapping
- Parking is restricted for boats, caravans, motor homes, or transit sized vans
- The keeping of poultry and livestock is prohibited.

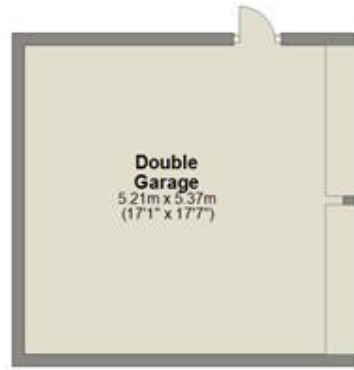
### Location

The property is situated in a small cul-de-sac of similar properties, on the edge of the village of Hesselton, and a short walk to the village green, and excellent access to the A14, M11, Cambridge, Ipswich and the historic market town of Bury St Edmunds. Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.



## Ground Floor

Approx. 113.7 sq. metres (1224.2 sq. feet)



## First Floor

Approx. 79.8 sq. metres (856.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	77	85
	EU Directive 2002/91/EC	

Total area: approx. 193.5 sq. metres (2083.1 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.





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