



17 Valentine Way, Hesselst, Bury St Edmunds, IP30 9BP

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Bedfords

ESTABLISHED 1966

17 Valentine Way Hessett Bury St Edmunds IP30 9BP

- Bury St Edmunds 8.4 miles
- Lavenham 10.4 miles
- Aldeburgh 54 miles
- Stansted 56 miles

RECEPTION HALL • CLOAKROOM • SITTING ROOM • STUDY • DINING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY • PRINCIPAL BEDROOM WITH EN SUITE SHOWER • FOUR FURTHER BEDROOMS • FAMILY BATHROOM • GARDEN • DOUBLE GARAGE

17 VALENTINE WAY stands at the entrance to this small edge of village development in a quiet rural setting. Built in the late 1990s, it provides good two-storey family accommodation within this classically styled detached property. It has two off-street parking spaces in front of a double garage, and a well-stocked mature garden to the rear, briefly it comprises:

RECEPTION HALL - with understairs cupboard.

CLOAKROOM – with dado height tiling, low-level WC, vanity unit with inset wash hand basin.

STUDY

SITTING ROOM – a double-aspect room with an open fireplace with Adams style fire surround and mantelpiece, French doors to terrace and garden, double doors through to

DINING ROOM

KITCHEN/BREAKFAST ROOM – a double-aspect 'L' shaped room with ceramic 'stone' tile flooring, with an extensive range of built-in wall and base kitchen units, glass fronted display cabinets, with composite stone work surface, inset stainless-

A superbly situated family home on the edge of this well-placed rural village

Guide: £580,000 - freehold



steel one-and-a-half bowl sink and drainer, space for range cooker with extractor hood over, built-in fridge, freezer and dishwasher, with separate filter drinking tap.

UTILITY ROOM - with matching units and worksurface to the kitchen, space and plumbing for washing machine and dryer, stainless-steel sink and drainer unit, boiler and door to garden.

FIRST FLOOR

LANDING - shelved airing cupboard and loft access.

PRINCIPAL BEDROOM – double-aspect room incorporating dressing area with extensive built-in wardrobe cupboards, dressing table and separate **EN SUITE SHOWER ROOM**, extensively tiled with corner shower cubicle, built-in storage, inset wash hand basin to vanity unit with storage below, low-level WC, and heated towel rail.

BEDROOM TWO – with built-in wardrobe.

BEDROOM THREE – with built-in wardrobe.

FAMILY BATHROOM – extensively tiled with panelled bath with shower screen and separate shower over, built-in vanity unit, inset wash hand basin with storage below, low-level WC, and heated towel rail.

BEDROOM FOUR

BEDROOM FIVE

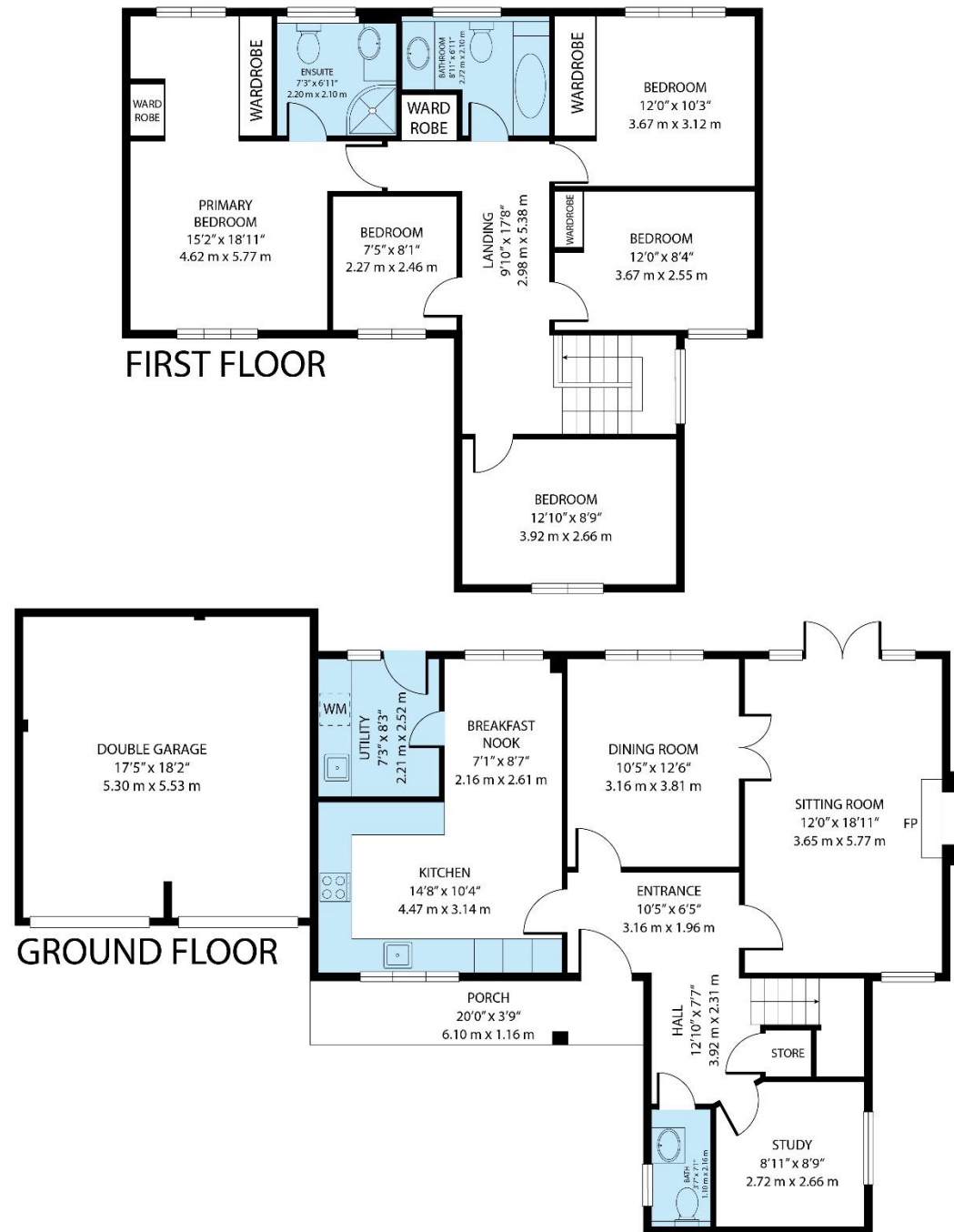
OUTSIDE

To the rear in an enclosed mature garden laid predominantly to lawn, with well-stocked mature borders with a variety of flowering shrubs and bushes, garden store and sun terrace, double garage with automated up-and-over doors, electric car charging point.

GENERAL INFORMATION

- Mains water, electricity, drainage and gas connected.
- Gas central heating
- Council Tax Band F - £3,050 – Mid-Suffolk
- EPC rating C
- Ofcom states Superfast Broadband is available
- Ofcom states mobile signal is available
- What3Words – reliving.ends.staked





17 Valentine Way, Hessett, England, IP30 9BP

TOTAL APPROX. FLOOR AREA 199 SQ.M - 2,140 SQ.FT

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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





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