



**AN INDIVIDUAL FAMILY HOUSE WITH STUNNING EXTENSION, SET BACK IN 0.46-ACRE GARDENS**

Ardnagaul, The Street, Hunston, Suffolk IP31 3EL

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# Ardnagaul The Street Hunston Suffolk IP31 3EL

- Wyken Vineyard 3 miles
- Bury St Edmunds 10 miles
- Stowmarket Mainline Station 10 miles

RECEPTION HALL • SITTING ROOM • DINING ROOM  
KITCHEN/BREAKFAST ROOM • GARDEN/FAMILY ROOM  
UTILITY ROOM • CLOAKROOM • 5 BEDROOMS • 3 BATHROOMS  
DOUBLE GARAGE • **ALL IN 0.46-ACRES**

Situated within this small semi-rural village, yet convenient for Bury St Edmunds, Ardnagaul is a substantial modern family house, offering spacious and well-proportioned accommodation with a striking recent extension and kitchen upgrade, which has further transformed the property to provide outstanding living space and modern family accommodation.

Extending to around 2,400ft<sup>2</sup> of living space, the property enjoys a good deal of natural light throughout with upgraded solid oak Suffolk latch interior doors. The accommodation comprising reception hall with oak floors, cupboard and cloakroom, dining room with window overlooking the garden and a sitting room enjoying a double aspect, including bi-fold doors to the south-facing garden, open fireplace with wood-burning stove.

The kitchen/breakfast room has just been beautifully refitted, hand-crafted using the highest-quality materials with meticulous detail and stylish finish created by Harris Cabinet Company, with a large levels of storage via matching shaker-style base, eye level and display units, quartz worktop with twin inset sink, integrated full height fridge and freezer, double NEFF oven and large matching island with induction hob with downdraft extractor. quartz top and breakfast bar. From the kitchen, there is an opening to the recently completed oak-framed extension, providing a vaulted contemporary living space with stone flooring, wood-burning stove and full-width sliding doors to the garden.

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**Guide: £875,000** (Freehold)









The utility room is fitted with the same high-quality shaker-style units, with concealed boiler and water softener, plumbing for white goods and matching coat and shoe rack with oak bench and oak porch.

On the first floor is a large landing area with airing cupboard and loft access. The principal bedroom has a window to the rear, with views over neighbouring farmland, with fitted wardrobes and en suite shower room with walk-in shower cubicle and twin wash hand basins.

There are three further double bedrooms, all with fitted wardrobes, and a single bedroom/study, all served by the family bathroom.

### Outside

Ardnagaul is set back from the village road in grounds of almost half-an-acre, with mature gardens ensuring a high degree of privacy through all seasons, whilst abutting farmland to the south. The property is approached via a large gravelled driveway, leading to a detached double garage. The front garden is laid to lawn with a variety of mature trees and hedging, leading around to the rear garden.

There is a large south-facing terrace adjoining the house, leading out to lawned garden with many well-stocked flower beds, large pergola, garden shed and, log store.

### Services

Mains water, drainage and electricity. Oil-fired heating (under floor to kitchen, utility room and vaulted dining/garden room).

Tenure: Freehold • Council Tax Band: F • EPC – D rating.

### Location

Hunston is situated some ten miles north-east of Bury St Edmunds - with easy access to good local facilities at Badwell Ash and Walsham-le-Willows. There are quick road connections to both the A14 and the A143 and, at Elmswell, rail links to Ipswich and Cambridge, and the London mainlines.



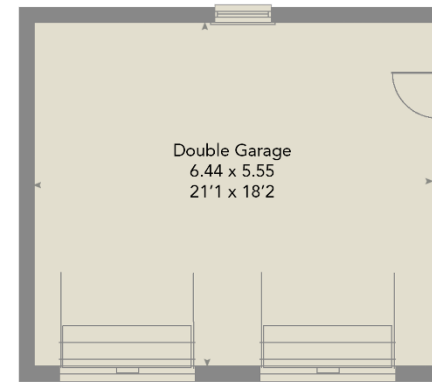
Approximate Gross Internal Area = 223 m<sup>2</sup> / 2400 ft<sup>2</sup>

Garage = 36 m<sup>2</sup> / 387 ft<sup>2</sup>

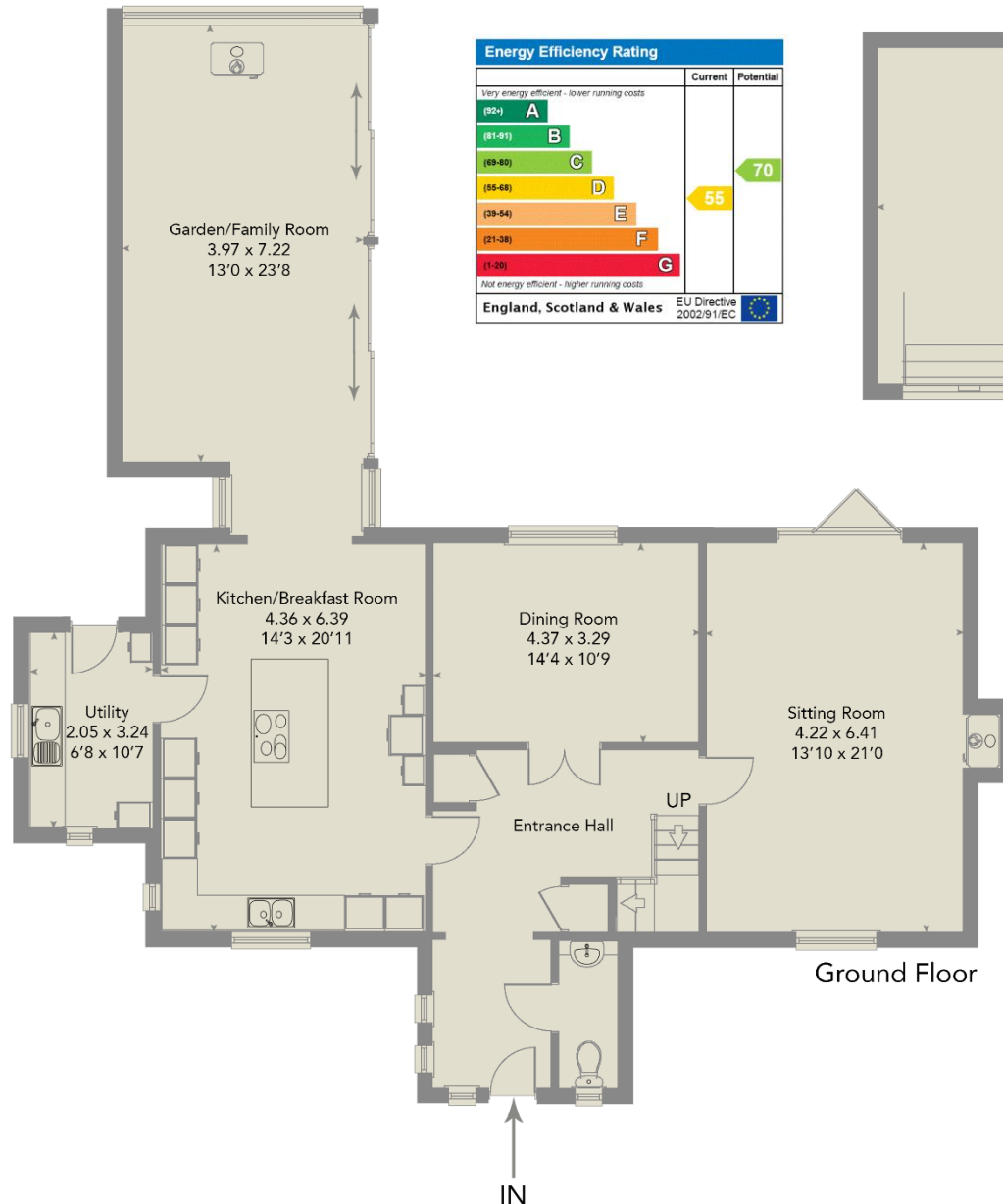
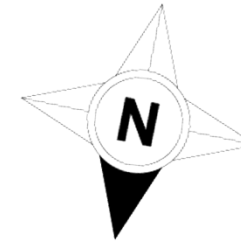
Total = 259 m<sup>2</sup> / 2787 ft<sup>2</sup>

For identification purposes only - Not to scale

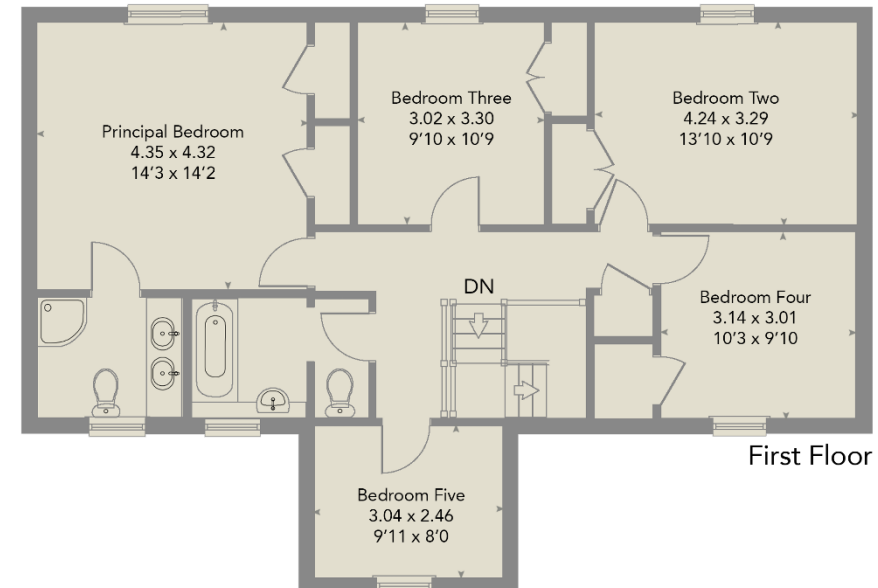
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	55	70
England, Scotland & Wales	EU Directive 2002/91/EC	



Garage



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023



Beech House

Cottage

Hunston House

Rose Cottage

THE STREET

40.2m

Gunstocks

Windsor Cottage

The Limes

Ardnagaul

0.46 acres

0 25 m 50 m

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