



**A BEAUTIFULLY PRESENTED DETACHED HOUSE SITTING IN AN ENVIABLE SETTING OFF OF THE VILLAGE GREEN**

Peggles, Depden Green, Bury St Edmunds, Suffolk IP29 4BY

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ESTABLISHED 1966

# Peggles Depden Green Bury St Edmunds Suffolk IP29 4BY

- Bury St Edmunds 7 miles
- Clare 10 miles
- Newmarket 11 miles

RECEPTION HALL • SITTING ROOM • DINING ROOM • FAMILY ROOM/SNUG • KITCHEN/BREAKFAST ROOM • GARDEN ROOM  
3 BEDROOMS • 2 BATHROOMS • GARAGE WITH UTILITY AREA  
**ALL IN 0.201-ACRES**

Situated in this exceptional setting amongst a small rural community overlooking the village green, Peggles is a beautifully presented individual home, built of traditional brick construction under a pan-tiled roof. The property has been a much-loved family home since the late-1970s, and during the owner's occupancy the house has been extended, updated, and regularly maintained, providing versatile two-storey accommodation extending to around 2,000ft².

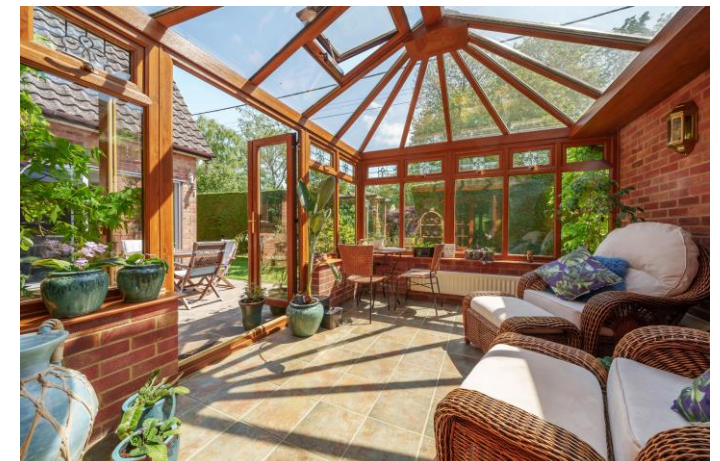
The property comprises entrance porch and hallway with staircase to the first floor and airing cupboard beneath, a ground-floor bathroom, fitted with a modern white suite with travertine tiles, bath with shower over with screen, vanity wash basin and low-level WC.

The sitting room enjoys a double aspect, with feature red-brick chimney breast housing an electric wood-effect stove on pamment hearth, leading to a dining room, with patio doors to the garden terrace.

The kitchen is recently fitted with a high-quality modern range of modern shaker-style base units and larder/hot beverage station with granite worktop, matching island with breakfast bar, space for dishwasher and freestanding range cooker with extractor over. Adjoining the kitchen is a snug/family room with its own front entrance, range of useful storage cupboards and doors leading to a garden room, with exposed brick walls, tiled floors, with views over the south-facing gardens.

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**OIEO £585,000** (Freehold)



There is an adjoining garage, with access from the family room, with up-and-over door, with opening to a 'utility area' with door to the garden, plumbing for washing machine and boiler.

On the first floor is a landing area giving access three double bedrooms, the principal bedroom with cupboard, views over the lovely gardens and its own en suite, with fully tiled shower cubicle, low-level WC and wash hand basin. Bedroom 2 has further storage with wardrobes and eaves storage as has bedroom 3.

### Outside

Peggles is set back from a short no-through lane opposite Depden Green, behind a variety of mature trees and shrubs, with driveway leading to the front of the property. The front garden is largely lawned with a wonderful variety of mature and well-maintained shrubs and hedging, with pathway leading around the to the side and rear gardens.

The rear garden enjoys a southerly orientation, divided into two key areas, with a large terrace adjoining the house with pathway leading through a hedge line to a further lawned area, with a variety of shrubs, hedging and trees, timber summerhouse, greenhouse, shed and pergola.

### Services

*Private drainage • Mains water and electricity • Oil-fired heating (underfloor in kitchen and bathroom) • Council Tax Band 'D' • EPC-rating 'E' • Broadband: Ofcom suggest Superfast supply 80Mb • Mobile: Ofcom suggest all provides likely.*

### Location

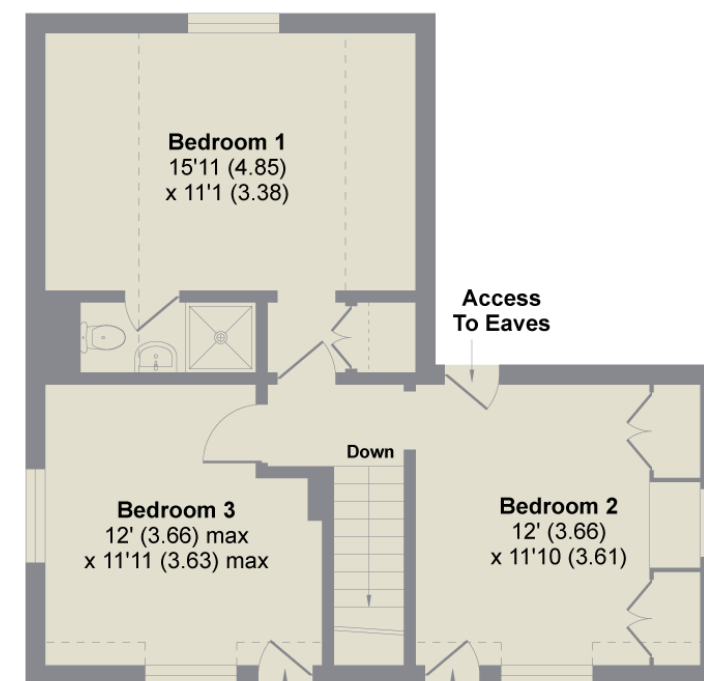
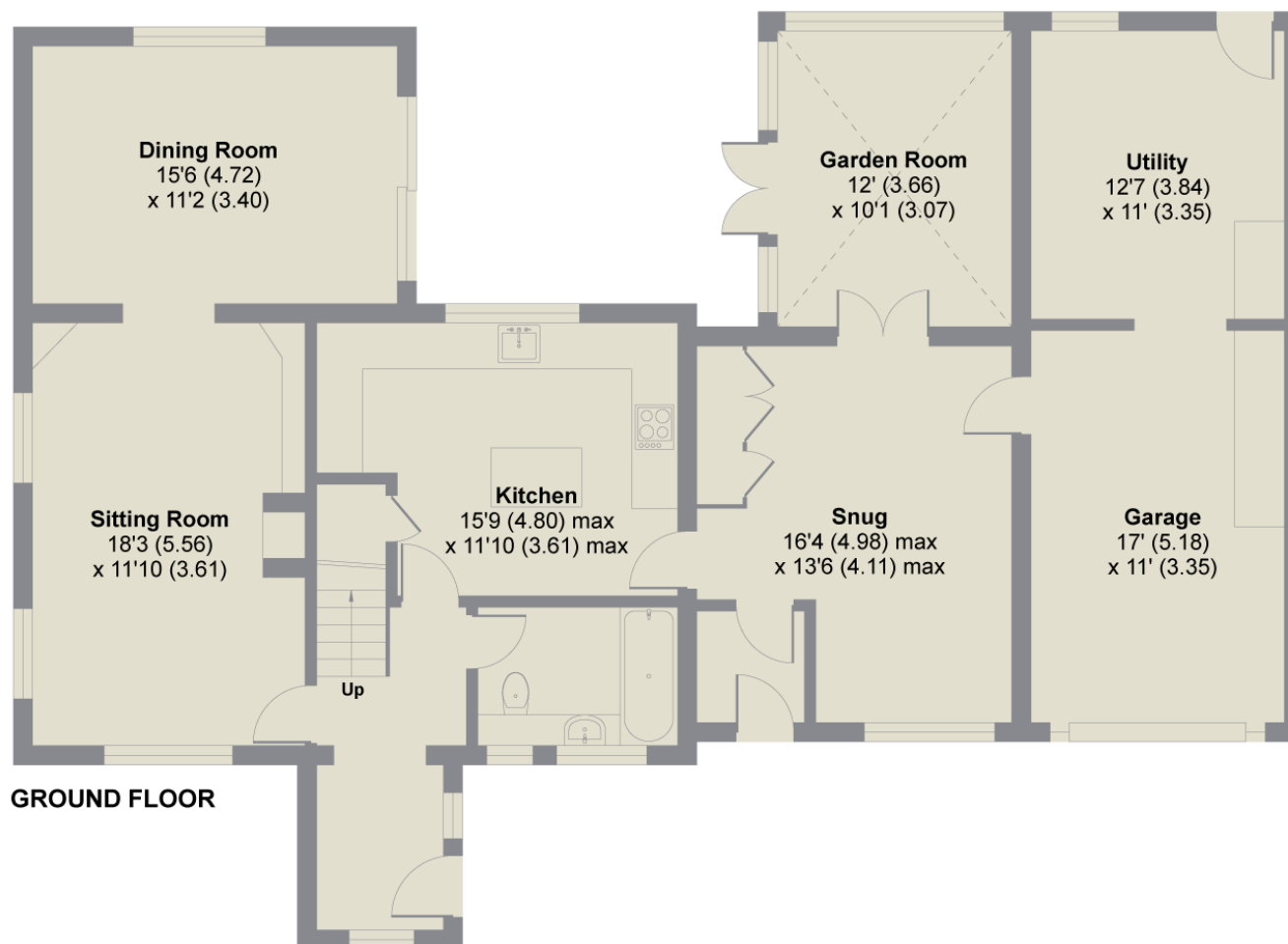
Depden is a well-regarded rural Suffolk community located about 7 miles from the heart of the thriving market town of Bury St. Edmunds. Peggles is situated along with a majority of properties around the perimeter of one of the largest greens in the country, sitting in 44 acres the village green offers spectacular views and privacy with the added benefit of a local community and 12th century parish Church of St. Mary the Virgin, being one of the six Church of England parishes in the Suffolk Heights benefice. Close by is a farm shop and garden nursery, whilst further local amenities are close by in Wickhambrook (3 miles) and Barrow (4 miles).

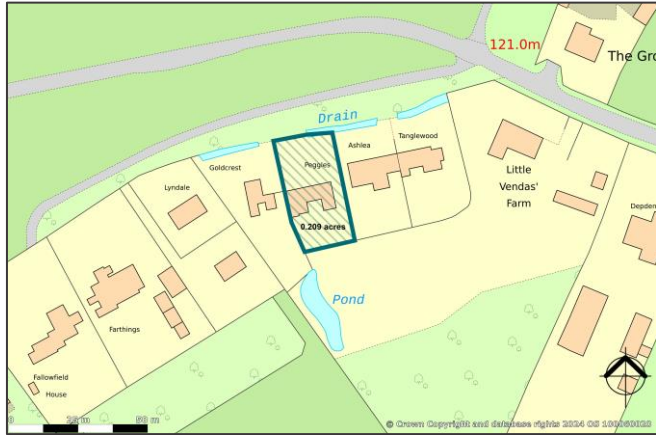
**What3words: disco.trek.recap**



Approximate Area = 1579 sq ft / 146.7 sq m  
Limited Use Area(s) = 118 sq ft / 11 sq m  
Garage = 330 sq ft / 30.6 sq m  
Total = 2027 sq ft / 188.3 sq m

For identification only - Not to scale







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