



Bridge House, 3 The Gardens, Norton, IP31 3LB

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ESTABLISHED 1966

Bridge House

3 The Gardens

Norton

Bury St Edmunds

IP31 3LB

- Wyken Hall & Vineyards 4.7 miles
- Stowmarket Railway Station 8.8 miles
- Bury St Edmunds 10.9 miles
- Stansted Airport 57 miles

Four-bedroom family home set in 1/3 of an acre, with fitted lift, and annexe potential, and no upward chain.

Guide: £710,000 - freehold

ENTRANCE HALL | CLOAKROOM | SITTING ROOM | CONSERVATORY
DINING ROOM | STUDY | KITCHEN | UTILITY | PRINCIPAL BEDROOM
WITH EN SUITE SHOWER | THREE FURTHER BEDROOMS ONE WITH
EN SUITE SHOWER | FAMILY BATHROOM | STILTZ LIFT | GARDEN |
DOUBLE GARAGE WITH POTENTIAL BEDROOM/OFFICE SPACE
ABOVE

Front door leads in to galleried entrance hall with built-in coats cupboard, and fully tiled cloakroom with vanity basin and WC. A pair of glazed doors lead through to the sitting room which is triple-aspect and having a feature fireplace with tiled hearth, stone inglenook with timber bressummer housing a gas flame effect wood burning stove. Double doors lead out to UPVC conservatory, with a solid roof and bi-fold doors to the garden. Approached either from the sitting room or the hall way, is a separate dining room with a pair of French doors leading out to the rear garden with a covered pergola.

The separate study to the front of the property is not only a useful additional space, but also houses a Stiltz single-person lift to the first-floor.

The kitchen, which is double-aspect, is fitted with a range of modern units with built-in fridge-freezer, double oven and space for a warming drawer, as well as an integrated dishwasher and hob with hood above. There is a secondary staircase from this room leading up to a potential annexe space, as well as doors to the garden, and integrated double garage. Completing the ground-floor is a utility room with a wide range of storage solutions, stainless-steel sink, oil-fired boiler, and space and plumbing for both washing machine and tumble dryer.



Approached from the staircase and galleried hall is the central landing, having both a display alcove and airing cupboard. The double-aspect principal bedroom is fitted with multiple wardrobes, chest of drawers, bedside cabinets, etc. and has its own fully tiled modern en suite shower, with vanity basin, drawered storage, large walk-in shower cubicle with adjustable head, modern Vitra automated WC, and chrome towel rail. There is a second guest suite, again with a wide range of fitted wardrobes, drawers and dressing table, as well as a walk-in storage cupboard and fully tiled en suite shower room, with pedestal basin, shower cubicle with twin head shower, and a further automated disability WC. Completing the upstairs are two further bedrooms, one being above the study where the lift emerges, both of which have use of the fully tiled family bathroom with vanity basin with storage below, WC, towel rail, large walk-in shower cubicle with twin head shower, and a disability doored access bath with shower attachment.

In addition to the rooms described so far, there is a further bedroom/office offering annexe potential above the garage, which can be approached separately from the secondary staircase from the kitchen.

Outside

The property is approached through 'The Gardens', via a gravel drive to its own large front gravelled parking/turning area in front of the property, which also gives access to the integral double garage with electric up-and-over doors. The bordering beds are well-established with a mixture of mature shrubs, including an impressive range of hydrangeas, with access around the property from either side. The majority of the rear garden, which is fully enclosed and predominantly lawned, again, with well-established and mature boundary borders and hedging, can be enjoyed from the stone terrace across the rear. There is a gated access at the rear on to a footpath for walking either to the village, or in to the open countryside and beyond. In addition, within the garden, there is a garden shed and a large oil-tank. The brook that runs around the edge of the property has not during the current ownership (2016), had any issues.

GENERAL INFORMATION

- Mains water, drainage and electricity. Oil-fired central heating.
- Council Tax – Mid Suffolk – Band G - £3,519 pa
- Ofcom state – Superfast broadband is available
- Ofcom state – mobile phone signal limited
- EPC – D rating
- What3words: crazy.penny.jousting



Ground Floor

Approx. 152.1 sq. metres (1637.2 sq. feet)



First Floor

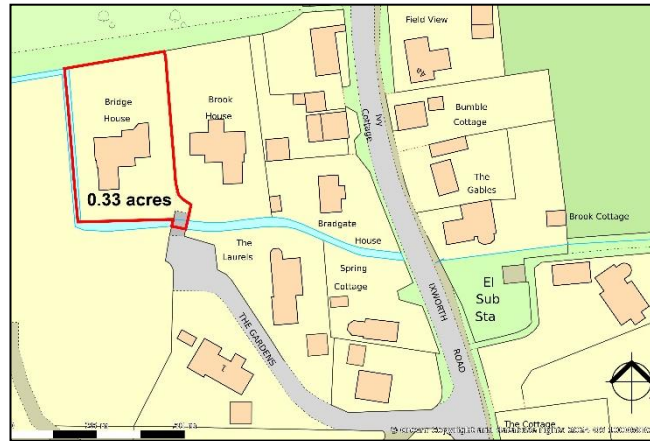
Approx. 128.9 sq. metres (1387.1 sq. feet)



Total area: approx. 281.0 sq. metres (3024.3 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 PlanIt.jp

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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