



5 Shrubby Close, Hesselton, Bury St Edmunds, IP30 9GP

bedfords.co.uk

Bedfords

ESTABLISHED 1966

**5 Shrubbery Close
Hessett
Bury St Edmunds
IP30 9GP**

**A well-presented detached family house tucked away
in a quiet residential area close to the village centre**

Guide: £563,500 freehold

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

This well-presented family home sits in a quiet spot at the end of this small sought-after development located just off the centre of the village. It provides a wonderful living environment with the comfort of village life and the seclusion of a rural area, with easy access via the A14 and to all local regional facilities and attractions. No 5 adjoins a small wildlife area with meadowland behind, providing an interesting outlook, with goats, alpacas, sheep and donkeys, briefly it comprises

Reception hall a generous space with staircase to galleried landing, walk-in coats cupboard with a rail and storage.

Cloakroom with low-level WC, wash hand basin.

Dining room

Sitting room, a double-aspect room with French doors to terrace and garden, stone fire surround and mantelpiece with fitted stove.

Kitchen/Breakfast room a well-planned room with French doors to terrace and garden, and an extensive range of fitted wall and base units with quartz worksurface and island, incorporating a chopping block, inset sink and drainer, built-in dishwasher, Rangemaster cooker with extractor hood over, built-in fridge and freezer.



Utility with part-glazed door to garden, fitted with a range of storage cupboards, concealed boiler, deep worksurface with inset basin, filter drinking tap, space and plumbing for washing machine and dryer.

FIRST FLOOR

LANDING with loft access and shelved airing cupboard.

Principal bedroom overlooking the rear, with an extensive range of wardrobe cupboards.

En suite shower room, large tiled shower cubicle, wash hand basin, low-level WC, heated towel rail and tiled splashbacks.

Bedroom 2 overlooking the garden to the rear.

Bedroom 3 overlooking the garden to the rear

Family bathroom extensively tiled with panelled bath with mixer and shower attachment and shower screen over, wash hand basin, low-level WC, and heated towel rail.

Bedroom 4 overlooking the front

En suite shower room, large tiled shower cubicle, wash hand basin, low-level WC, heated towel rail and tiled splashbacks.

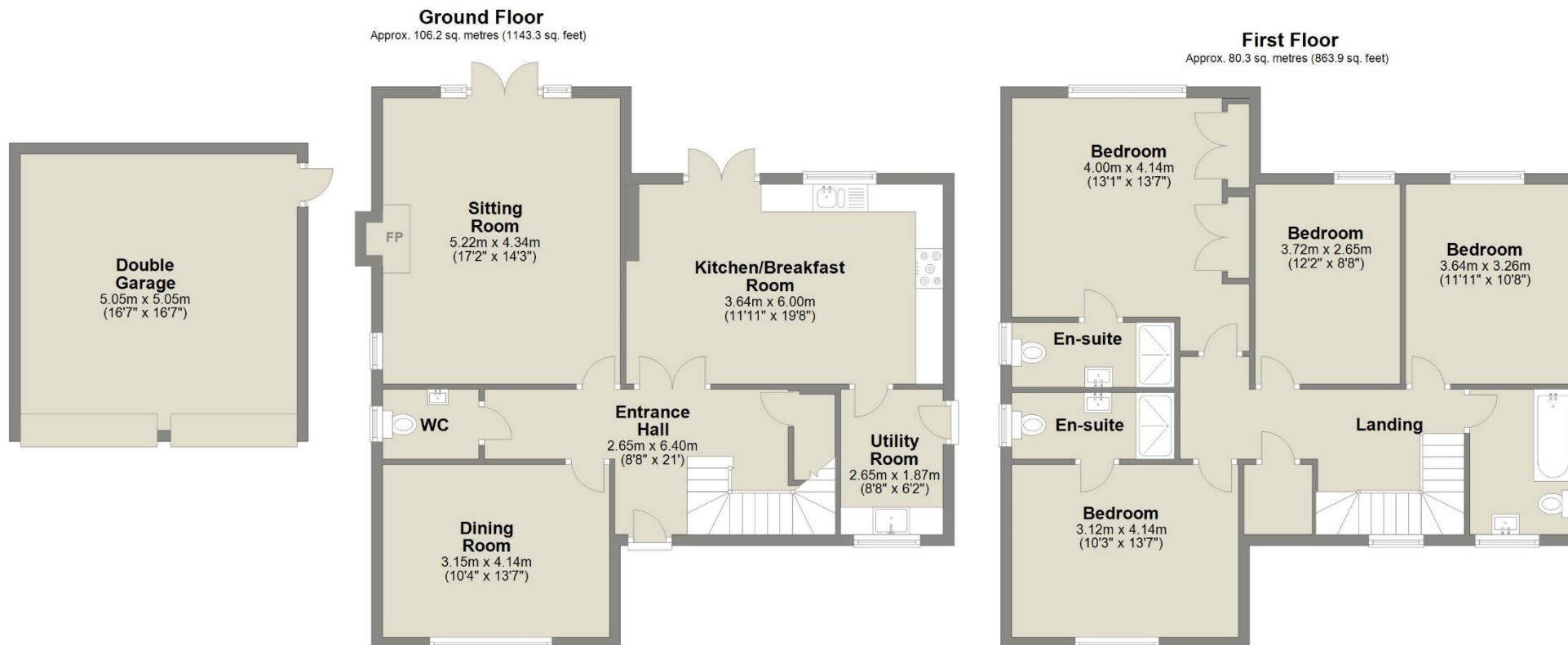
Outside

To the front is a well-kept garden with lawn and hedge, adjoining parking area and double garage. A side gate leads to the rear garden laid to lawn with terrace and flower border, beyond this a narrow strip of 'nature reserve'.

GENERAL INFORMATION

- Mains water, electricity, drainage and gas connected.
- Gas-fired central heating
- Council tax band E - £2,581 – Mid-Suffolk
- EPC rating C
- Ofcom states Standard Broadband is available
- Ofcom states mobile signal is available
- What3Words – sparrows.walls.require
- Maintenance charge (communal areas) - £346.32 PA
- Parking is restricted for boats, caravans, motor homes, or transit sized vans
- The keeping of poultry and livestock is prohibited.





Total area: approx. 186.5 sq. metres (2007.2 sq. feet)

This Plan Is for layout Guidance Only. Not drawn to scale unless stated. Windows, doors 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 2024
Plan produced using PlanUp.





Bedfords

ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds IP33 1QD | 01284 769 999 | BEDFORDS.CO.UK