Bury Road, Flempton, Bury St. Edmunds

Sheridans

Bury Road, Flempton, Bury St. Edmunds IP28 6EG

Guide Price £620,000

Being sold with no onward chain a tucked away individual home providing stunning accommodation on one level complemented by private gardens.

Built about 21 years ago with excellent attention to detail, this unique modern home, provides a surprising level of beautifully presented accommodation possessing a bright and airy atmosphere, boasting fine proportions, mostly high ceilings throughout and some unusual features. All of the reception rooms and bedrooms offer French doors opening to the private gardens and courtyard gardens creating a wonderful flow between the interior and exterior and ideal for entertaining.

The accommodation currently in brief comprises a reception hall creating a delightful first impression with a feeling of space with French doors to courtyard and a pair of double doors to the spacious dual aspect sitting room with fireplace, large feature window to front and French doors to courtyard. The well equipped kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath granite preparation surfaces, complemented by integrated appliances, central island and French doors to a lawned garden. The separate utility room has a further sink and fitted cupboards and the study has high ceilings with roof light window. The light and airy dining room is an ideal reception room for entertaining with roof light windows and French doors opening to the central courtyard.

The bedroom wing, comprises of three comfortable bedrooms with French doors opening to the courtyard gardens. The principal bedroom has wall to wall fitted wardrobe cupboards and an en-suite shower room. The spacious family bathroom with bath and separate shower enclosure completes the accommodation.

Outside
The property is approached through a pair of timber gates opening to a block paved driveway providing off road vehicle parking and access to the adjoining double garaging. To the rear is a generous lawned garden providing an excellent degree of privacy. A particular feature is the beautiful courtyard gardens situated off the reception rooms and bedrooms, creating wonderfully private outdoor areas for entertaining and relaxing beneath electric awnings.

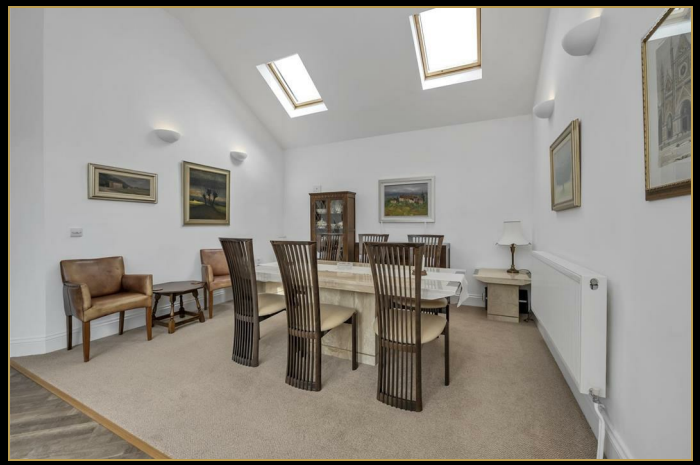
Location
The property enjoys a tucked away setting with other superior barn conversions, situated close to the heart of the village. Flempton village is surrounded by fields, forests and lakes and is a wonderful country location with facilities including a church and golf course and the nearby village of West Stow is also a delightful village well known for the superb West Stow Country Park (a recreated Anglo Saxon Village) and forest walks. Flempton is approximately 5 miles from Bury St Edmunds with a desirable range of educational and cultural amenities, rail station, restaurants, shops and schools. Easy access to Stansted Airport, Cambridge, London and East Coast. Flempton has a good bus service to Bury St Edmunds and access to the West Suffolk Hospital.

Directions
When entering Flempton along the A1101, turn left signposted Risby and then take the first driveway on the left leading to the property.

3 What Words ///buzzing.powers.meanwhile

- No onward chain
- Outstanding single storey home in private setting
- Private garden and delightful courtyard gardens
- Beautifully presented accommodation ideal for entertaining
- High ceilings throughout, French doors to garden and courtyard from most rooms
- Sitting room with fireplace and Dining room, study
- Ample parking, double garaging
- Well equipped kitchen breakfast room, utility, cloakroom
- Principal bedroom with en-suite
- Two remaining bedrooms, family bathroom

Services
Mains electricity, water and drainage. LPG gas fired radiator central heating.
West Suffolk Council. Council Tax Band: F
Broadband speed: Up to 50 mbps available (Source Ofcom)
Superfast is now available in the area.
Mobile phone signal for: EE, Three, and O2 (Source Ofcom)
Flood Risk: No Risk



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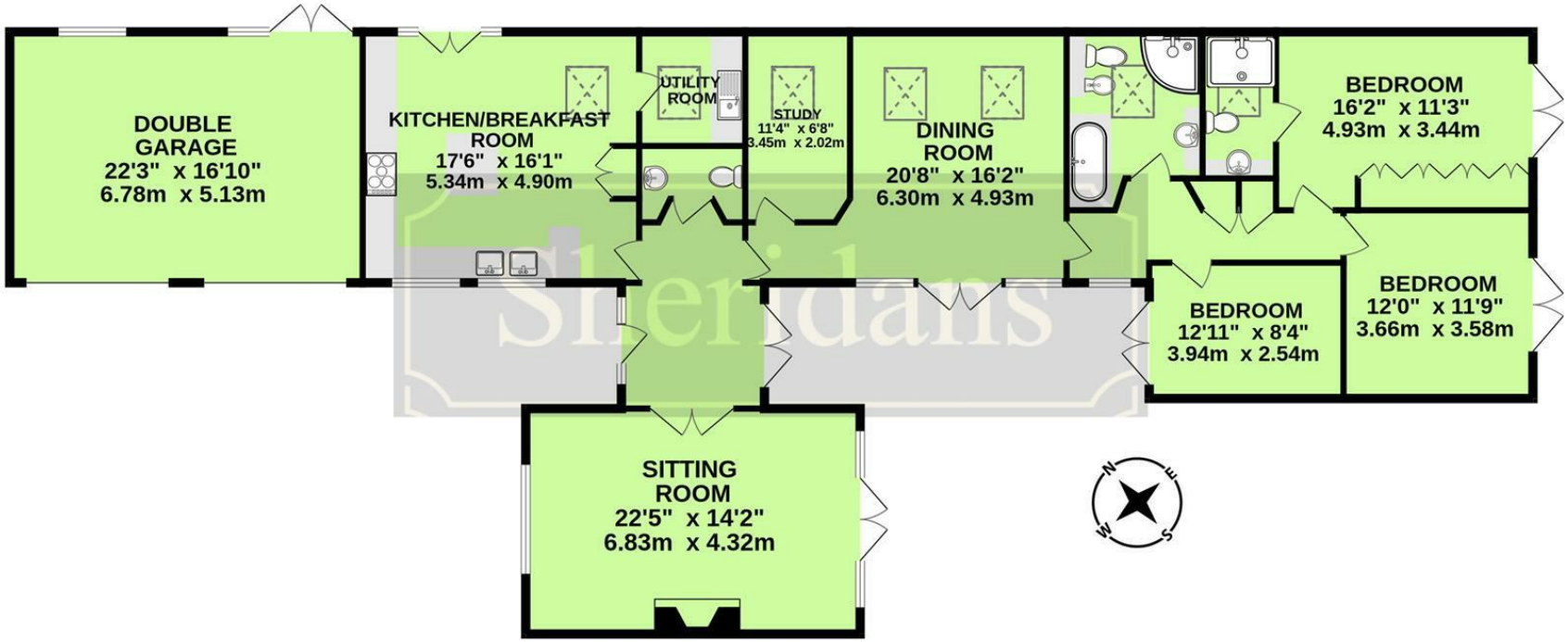

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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