# Kitson Meadows, Westley

Sheridans

# Kitson Meadows, Westley IP33 3RB

# Guide Price £750,000

This outstanding family home offers well-proportioned accommodation complemented by a large private garden with incredible views across undulating countryside. Enjoying a delightful tucked-away setting towards the end of a quiet no-through lane, this splendid property is located in the sought-after village of Westley - just 2.6 miles from Bury St Edmunds town centre, with easy access to the A14, and 2.51 miles from the train station.

Built circa 1995, we are delighted to offer this spacious five-bedroom executive detached home, which benefits from an entrance hallway, cloakroom, three reception rooms, conservatory, kitchen/breakfast room, separate utility room, two en-suite shower rooms, a family bathroom, double garage and a beautifully tended rear garden of generous proportions that backs onto fields, affording wonderful views over open countryside.

The accommodation flows as follows:
On the ground floor, the front door opens into the entrance hallway with doors leading to the sitting room, dining room, study, kitchen/breakfast room and cloakroom. The conservatory - featuring tiled flooring- is accessed via the sitting room and partially wraps around the side of the property. The utility room is accessed from the kitchen.

On the first floor, the landing provides access to all five bedrooms and the family bathroom. Bedrooms one and two each benefit from en-suite shower rooms. In addition, the master bedroom is particularly light and airy, with windows to both the front and rear, and features a useful separate dressing area that includes two double wardrobes.

Outside
Outside, the rear of the property features a well-designed and attractive garden which, in our opinion, is a real highlight of the home, having been maintained to a high standard. The manicured garden offers a variety of areas of interest, from the formal lawned section to an array of flower and shrub borders, a mature hedge, and a vegetable plot. In addition, there are two pleasant patio areas and gated side access leading to the front of the property.
To the front, a good-sized gravelled driveway provides parking for numerous vehicles and leads to the double garage, which benefits from twin up-and-over doors.

Location
The house enjoys a delightful setting off a no through lane affording amazing countryside views to the rear whilst situated within the heart of the village. A footpath next to the Church gives access to walks, which would also allow you to walk into the town. Westley is a highly regarded village situated only a few miles from the historic town centre of Bury St Edmunds. Excellent access is gained to the A14 dual carriageway, linking Newmarket, Cambridge and London via the M11 motorway.

Directions
When entering the village of Westley from the direction of Bury St Edmunds and the A14, follow the road through the village and turn right into Old Church Lane, where the property will be found further on the left.

Services
All mains services are connected to the property. Gas fired radiator central heating.

- Detached family home in extremely sought after location
- Ample parking, double garaging
- Delighful landscaped gardens
- Incredible views across undulating countryside towards Ickworth Park
- Sitting room, dining room
- Kitchen breakfast room
- Utility, cloakroom
- Study, large conservatory
- Principal bedroom with en-suite
- Four further bedrooms, en-suite shower, family bathroom

Council - West Suffolk Tax Band G
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (Source Gov.uk)

TOTAL FLOOR AREA : 1733sq.ft. (161.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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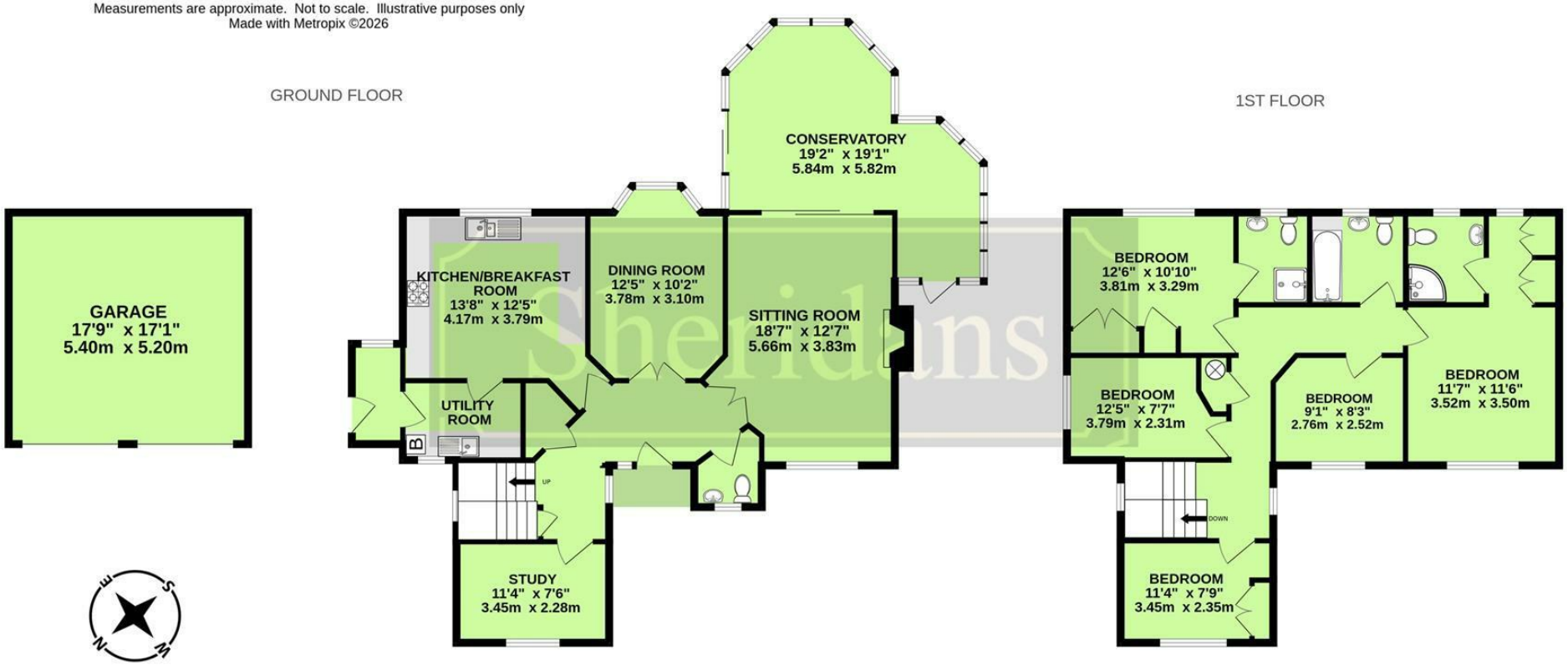


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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

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