3 Tudor Court, Westhorpe

Sheridans

3 Tudor Court, Westhorpe IP14 4TR

Offers In Excess Of £585,000

An immaculately presented five bedroom detached family home, pleasantly positioned within a quiet and peaceful close in the ever popular village of Westhorpe. The property enjoys attractive open field views to the rear while offering convenient access to both Stowmarket and Bury St Edmunds. Well maintained and thoughtfully improved by the current owners, the house is of traditional brick and block construction beneath a tiled roof, with an attractive rendered frontage, and provides light, airy and versatile accommodation that would appeal to a variety of buyers seeking space and flexibility.

The front door opens into a spacious and welcoming entrance hall, which is bright and well proportioned and benefits from an integral storage cupboard together with additional under stairs storage. From here, a door leads to the cloakroom, fitted with a WC and wash hand basin.
The dual aspect sitting room is a generous and inviting space, ideal for both day to day family living and entertaining. It features a front aspect window and French doors opening directly onto the rear garden, allowing natural light to flood the room throughout the day. A characterful brick fireplace forms a pleasing focal point, incorporating a wood burning stove and Bressemer beam above. Double doors open into the dining room, creating an excellent sense of flow between the principal reception rooms and in turn provides access to the spacious kitchen/breakfast room. This well appointed room is fitted with a range of shaker style wall and base units with Quartz work surfaces over, incorporating two integrated ovens, an electric hob with extractor above, an integrated dishwasher and an integrated fridge/freezer. An additional defined area within the kitchen offers excellent flexibility and could be used as an informal dining area or family/playroom and benefits from French doors opening directly onto the rear garden, creating a wonderful connection to the outside.

A door from the kitchen leads to the utility room, which provides further wall and base units, space and plumbing for a washing machine and houses the oil fired boiler. An external door gives direct access to the driveway, enhancing the practicality of the layout.

Stairs rise from the hallway to the first floor landing, which benefits from an airing cupboard and access to the loft. The principal bedroom is a well proportioned double room featuring built in wardrobes and a modern en suite fitted with a shower enclosure, wash hand basin and WC. There are four additional bedrooms, three of which also benefit from built in wardrobes, offering ample storage and flexibility for family members, guests or home working. Serviced by the family bathroom comprising bath with shower over, wash hand basin set within a vanity unit and WC.

Overall, this is a thoughtfully arranged and beautifully presented home offering excellent storage, a balanced layout and a lovely sense of flow throughout. Situated in a quiet, peaceful location the property represents an ideal opportunity for buyers seeking village living with space, comfort and convenience.

Outside
The property is approached via a private driveway providing off-road parking and giving access to the garage, which features double doors, power and lighting, together with a courtesy door leading directly into the rear garden. The rear garden is a particularly attractive feature of the home, offering a good degree of privacy and enjoying pleasant open field views beyond. It is predominantly laid to lawn and is well established with mature hedging, shrubs and thoughtfully arranged planting, providing year-round colour and interest. A paved terrace adjoins the house and offers ample space for outdoor furniture, creating an excellent setting for al fresco dining, entertaining and relaxation. Additional features include a greenhouse and defined planting areas, making the garden well suited to keen gardeners while remaining easily maintained. Overall, the garden provides a calm and enjoyable outdoor space that complements the peaceful village location and enhances the connection between the house and its rural surroundings.

Location
Mentioned in the Domesday Book and centred around Westhorpe Hall, once the seat of the Duke of Suffolk and home to Mary Tudor, Queen of France, Westhorpe is a quiet and peaceful rural village surrounded by open countryside. A strong and thriving community supported by an active village hall, providing a broad programme of activities. The village is well placed for commuters, being approximately eight miles from Stowmarket, which offers a mainline railway station with regular services to London Liverpool Street as well as Cambridge, Ipswich and Norwich. Excellent road links via the A14 and A140 provide easy access to the wider Suffolk and Norfolk region, with Bury St Edmunds around thirteen miles away. Everyday amenities can be found in nearby villages including Walsham Le Willows and Bacton, the latter offering a post office with general store, public house, GP practice and primary school.

Directions
When entering the village from the direction of Wyverstone and Long Thurlow, proceed into the village. Take a left turn into Tudor Court and the property is on the right hand side.

3 What Words ///villager.chew.beast

Services
Mains electricity, water and drainage. Oil fired radiator central heating.
Council Tax: Mid Suffolk Band: F
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

- Immaculately presented
- Versatile accommodation
- Kitchen/breakfast room
- Utility room
- Well proportioned bedrooms with storage
- Family bathroom and ensuite
- Driveway parking and garage
- Good sized garden
- Stunning field view to rear
- Easy access to amenities

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.

Sheridans Estate Agents

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