

The Street, Pakenham, Bury St. Edmunds

Sheridans









The Street, Pakenham, Bury St. Edmunds IP31 2JU

Offers Over £550,000

Occupying a delightful position within the heart of this highly regarded Suffolk village, this striking detached home offers a wonderful balance of character, space and contemporary living. Extending to approximately 1,700 sq. ft., the property enjoys beautifully presented accommodation together with charming landscaped gardens and useful outbuildings, all set within a picturesque village setting.

Approached via an entrance hall, the accommodation has been thoughtfully arranged to provide both comfortable family living and excellent entertaining space. The impressive sitting room is undoubtedly a standout feature, extending to over 20 feet in length and enjoying a wealth of natural light from multiple windows overlooking the gardens. Generous proportions and an attractive outlook combine to create an inviting and versatile reception room.

Complementing this is a separate dining room, ideal for more formal occasions, whilst the spacious kitchen/breakfast room forms the true heart of the home. Measuring over 16 feet by 16 feet, this superb space provides ample room for dining and gathering with family and friends, whilst enjoying direct access to the gardens beyond. A useful cloakroom completes the ground floor accommodation.

Arranged over the first floor are four well-proportioned bedrooms, offering considerable flexibility for growing families, visiting guests or those requiring dedicated home-working space. The principal bedroom enjoys the benefit of a walk-in wardrobe and en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Outside
Outside, the property continues to impress. The gardens have been attractively landscaped to create a series of inviting outdoor spaces, with paved pathways meandering through established planting and seating areas perfectly positioned to enjoy the surroundings throughout the day. Carefully maintained and offering an excellent degree of privacy, the beautifully landscaped gardens provide a wonderful extension of the living accommodation during the warmer months.

In addition, a substantial detached storage building offers excellent ancillary space for hobbies, workshop use or general storage requirements. The property has two off road parking spaces.

Location
The house is situated in the centre of this desirable and picturesque village, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a Watermill and Windmill. Pakenham also offers a toddler group, various events throughout the year including wine tasting and the local public house (The Fox). Pakenham is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions
3 What Words ///prime.connected.never

Service
Mains electricity, water and drainage. Oil Heating Boulter Camray 5 Boiler Installed in 2008. Last serviced May 26 By E&D Boiler

- Attractive detached village home
- Four bedrooms
- Impressive 20ft sitting room
- Principal bedroom with en-suite shower room and walk-in wardrobe
- Spacious kitchen/breakfast room
- Ground floor cloakroom
- Beautifully landscaped gardens
- Two off road parking spaces
- Useful detached storage building
- Sought-after village location

Maintenance
Council Tax: West Suffolk Band: E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk





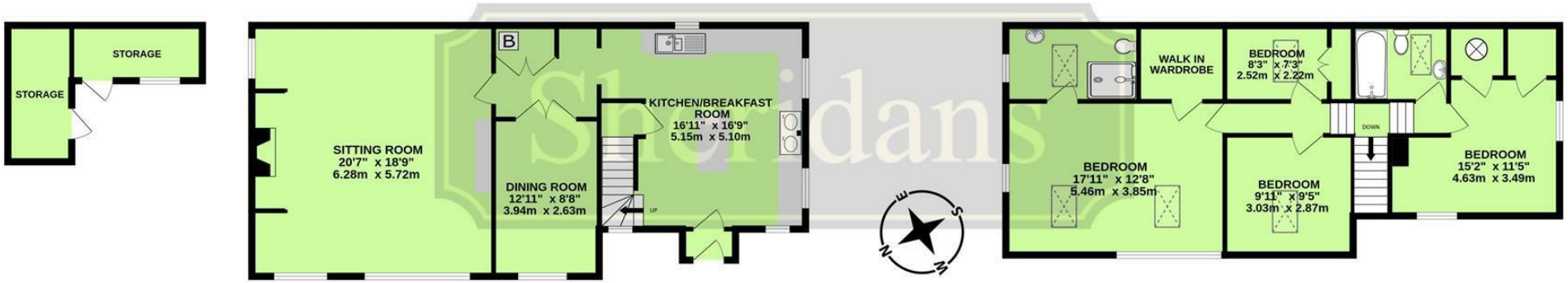


GROUND FLOOR

TOTAL FLOOR AREA : 1701sq.ft. (158.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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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The Property Ombudsman

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