



**Rowan,
Brockley, Bury St Edmunds, Suffolk**

**DAVID
BURR**



Rowan, Chapel Lane, Brockley, Bury St Edmunds, Suffolk, IP29 4AS

Brockley is a quaint rural hamlet situated approximately 7 miles south of Bury St Edmunds and 9 miles north of Sudbury on the B1066. It is also 2 miles north of picturesque Hartest, one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, public house and village church.

This delightful three double bedroom detached bungalow forms part of an executive development of two modern bungalows, built in 2017, in a sympathetic stable-like design with ample parking, wrap around garden and garaging. This property is being offered with no onward chain.

Accommodation

You are initially greeted by a welcoming entrance hall; this is a central room with all rooms leading off, finished with a high quality LVT flooring that continues into all three bedrooms and the sitting room. The sitting room is a wonderfully light room as it is double aspect and enjoying views over both the rear and side garden, French doors leading off to a rear terrace, with your attention immediately drawn to a large soft brick fireplace with oak bressummer beam and inset log burner. The kitchen/dining room neighbours this and is a particularly sociable room, again with French doors leading onto the rear terrace, with a very well-served contemporary kitchen with a high quality quartz worktop and central island/breakfast bar with utility and study beyond.

Each of the three bedrooms are of a generous double size enjoying their own individual views over the garden, with the master bedroom being double aspect with French doors leading onto the garden, enjoying its own private en-suite shower room, with the remaining two bedrooms serviced by a four piece bathroom suite.

Outside

To the front of the property a block paved driveway leads onto a granite driveway that provides ample off-road parking and in turn, access to the garage with side access gate leading to the rear garden.

The front garden has been beautifully landscaped with footpath leading to the front door, surrounded by borders full of seasonal colour, rose bushes and shrubs.

The grounds that wrap around this bungalow are one of the property's most attractive features with a terraced seating area to the immediate rear being of great space for entertaining, accessed off both the sitting room and kitchen/dining room. The terrace then leads onto a wide expanse of lawn with a number of young fruit trees and maple that bring you to a useful summerhouse towards the back of the garden.

Agents notes

The property is ran from an air source heat pump with underfloor heating throughout, with a more recent addition of solar panels, making this a particularly economical property to run.

The property was built in 2017 by a highly regardable builder, Mark Bryant.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds IP33 9YQ

COUNCIL TAX BAND: E

WHAT3WORDS: ///

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VIEWING: Strictly by prior appointment only through DAVID BURR.

