



**Clock House Bungalow,  
Shimpling, Suffolk.**

**DAVID  
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# CLOCK HOUSE BUNGALOW, SHIMPLING, BURY ST. EDMUNDS, SUFFOLK. IP29 4HG

Shimpling is a peaceful village with a thriving community which benefits from a public house, village hall & church. The market town of Sudbury with its commuter rail link to London is about 8 miles south whilst the Cathedral town of Bury St Edmunds is some 9 miles north, offering extensive facilities and amenities to cater for all walks of life and exceptional transport links.

This detached bungalow occupies a lovely rural position in a quiet no-through country lane, the versatile accommodation enjoys character (open fireplaces, Suffolk latch doors etc) and is further complemented by ample off-road parking and a **south facing** garden overlooking a paddock.

## A well-presented detached bungalow in a rural setting.

**ENTRANCE HALL:** A spacious inviting area with a staircase off and Suffolk latch doors to:-

**SITTING ROOM:** With a lovely view over the front garden and fields beyond. Fireplace with inset log burning stove with tiled surround and hearth.

**DINING ROOM:** A lovely room that is the heart of the house with views over the garden and paddock beyond. Fireplace with inset log burning stove and attractive brick surround on a pamment tiled hearth.

**KITCHEN/BREAKFAST ROOM:** With door opening to the covered area of decking and fitted with a range of units and worktops incorporating single drainer sink unit with vegetable drainer and mixer tap over. Space/point for electric range with fitted extractor hood over. Opening to:-

**UTILITY AREA:** A useful area with plumbing for washing machine, fitted granite style worktop and shelving over.

**BEDROOM 1:** Overlooking the front garden. Built-in storage cupboard. Fireplace with attractive red brick surround and tiled hearth.

**BEDROOM 2:** Enjoying a view over the rear garden with paddock beyond.

**BEDROOM 3:** Views over the rear garden with paddocks beyond.

**BATHROOM:** Finished with a bath, separate shower over and side screen. WC and wash hand basin.

### First Floor

**OCCASIONAL BEDROOM/STUDY SPACE:** A spacious area currently utilised as an occasional bedroom with exposed ceiling beams and Velux windows which provide for lovely views taking in paddocks and farm land beyond. Built-in storage cupboard with fitted hanging rail and shelving. Underfloor heating.

### Outside

To the front of the property is an area of **OFF-ROAD PARKING** for a number of vehicles bordered by a large expanse of lawn and established hedging. This in turn leads to:-

**GARAGE/STORE:** Possibly suitable for a small sports car but better suited as storage.

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The rear garden is one of the property's most attractive features, facing **south** to take full advantage of the afternoon/evening sun with large areas of decking designed with entertaining/dining Alfresco in mind and opening to an expanse of lawn with views over a paddock.

**SERVICES:** Main water, electricity and drainage are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council: 0300 123 4000.  
Council Tax Band: D.

**EPC RATING:** D.

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

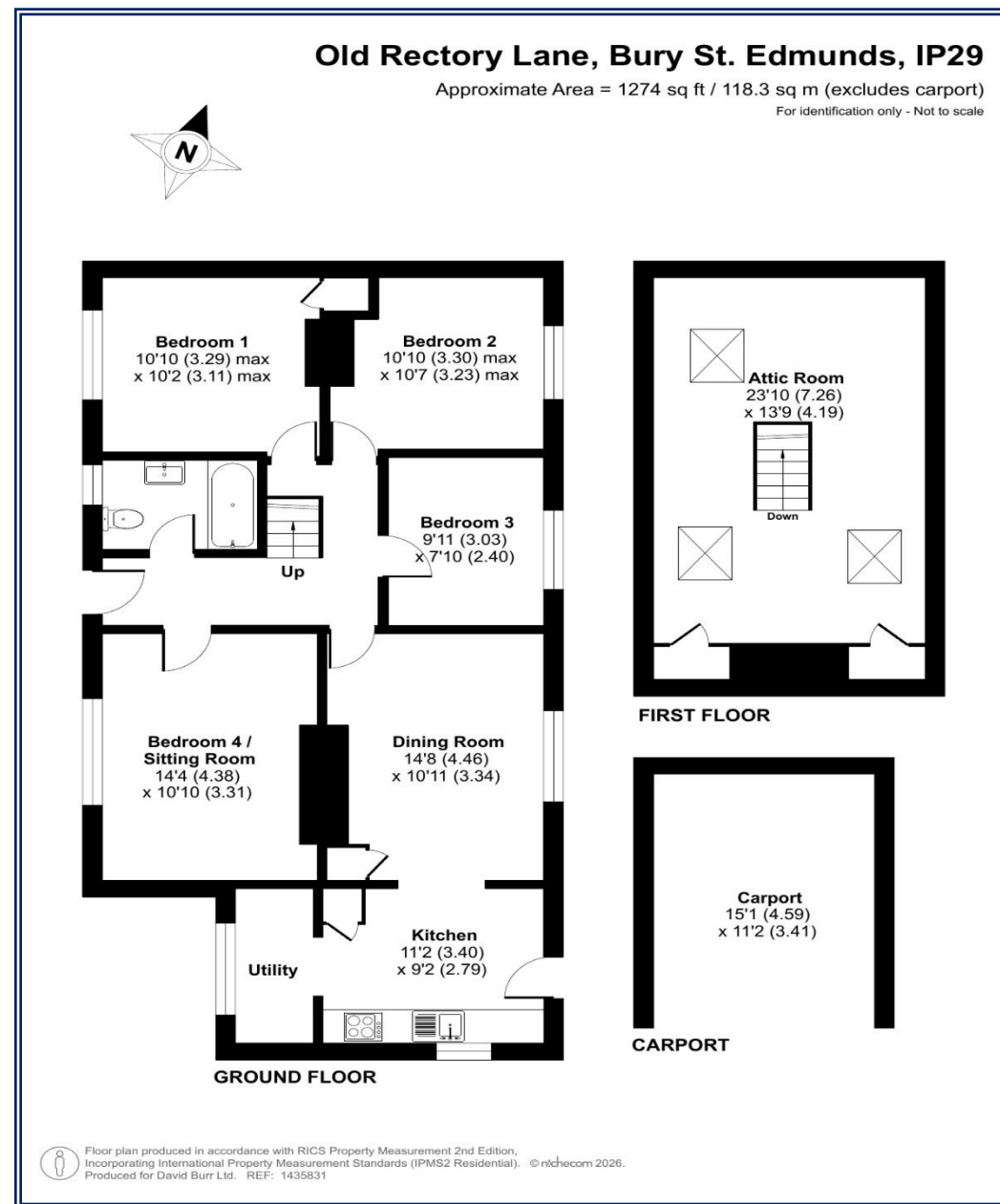
**MOBILE COVERAGE:** EE and Three – good outdoor. (Source Ofcom).

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**WHAT3WORDS:** ///menu.grapevine.alley.

**VIEWING:** Strictly by prior appointment only through DAVID BURR  
Bury St. Edmunds 01284 725525.

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