



DAVID
BURR

**Fieldview,
Culford, Bury St. Edmunds, Suffolk.**



Culford is a village well known for its private school, approximately 3 miles north of Bury St Edmunds. The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 trunk road bypasses the town. Cambridge is around 24 miles away, and London via the M11 is around 60 miles. The town's railway station offers services to Cambridge with connections for London.

An exceptionally well presented four bedroom detached single storey home occupying a highly sought after address in this well-regarded Suffolk village. The property enjoys expansive gardens in the region of **0.59 acres**, having undergone a steady programme of updating during the current owners tenure and with a tasteful division of formal lawns interspersed with a variety of specimen trees and shrubs, to include 2 apple trees and an area of mature woodland located to the rear of the plot. To the front there is ample **OFF-ROAD PARKING** with a sweeping gravel driveway and beautiful views of the adjacent countryside.

An exceptional detached bungalow occupying a highly sought after address in 'the Culford triangle' with generous grounds in the region of 0.59 acres.

ENTRANCE HALL: With tiled floor and access to a cloak cupboard housing the electrical consumer unit and offering hanging space. A further linen cupboard and the airing cupboard housing the hot water cylinder. A sliding oak door leads to the:-

SITTING ROOM: Fitted with an air conditioning unit and with dual aspect windows to front and side as well as open plan access to the:-

DINING AREA: with a further window to the side aspect and ample space for formal dining and entertaining. The dining area flows openly to the:-

KITCHEN: Fitted with a range of matching wall and base units including a Stoves dual oven, a Lamona hob with extractor over, integrated fridge and base level freezer, integrated dishwasher and a ceramic butler sink inset with drainer and mixer tap over. Door to:-

UTILITY ROOM: With further wall and base units offering spaces for a washing machine and tumble dryer with a stainless-steel sink inset with mixer tap over and a personnel door leading to the central terrace.

GARDEN ROOM: With panoramic views of the rear gardens to three sides and an atrium style skylight. The garden room is a versatile space with French style doors leading to the rear gardens as well as an integral access point for pets.

BEDROOM 1: Window to rear aspect and open plan access leading to the:-

DRESSING ROOM: With integrated wardrobes affording ample hanging space, a fitted dressing area and door to:-

EN SUITE: White suite comprising WC, hand wash basin and corner shower with heated towel rail.

BEDROOM 2: A spacious double bedroom with window to front aspect and access to:-

BEDROOM 4/DRESSING ROOM: With fitted storage space and window to front aspect. This versatile room could comfortably be used as additional sleeping accommodation if so required.

BEDROOM 3: Window to front aspect and integrated storage cupboard.

FAMILY SHOWER ROOM: White suite comprising WC, hand wash basin, corner shower and chrome heated towel rail with skylight.

Outside

The property enjoys a desirable location afforded particular privacy from the road by which it is accessed although still retaining excellent views of the adjacent countryside. The property is approached via a sweeping gravel driveway providing ample **OFF-ROAD PARKING** for a number of vehicles as well as a number of mature evergreen shrubs and hedges. There is a small patch of lawn to the front along with access along both sides of the property leading to the rear gardens via secure gates. To one side is the oil tank and oil-fired boiler and to the other side is a picket fence with personnel gate leading to the rear gardens. Incorporated within the plot are **2 STORAGE SHEDS** and a number of planted borders and raised beds. The rear gardens are a particular delight initially comprising a substantial area of formal lawn immediately abutting the rear of the property which is home to a number of fruit trees including 2 apple and a pear. Away from the property towards the rear of the plot is a beautiful area of mature woodland with manmade walkways and 6ft fencing found to the rear most boundary.

In all about 0.59 acres.

AGENTS NOTE

We understand that some trees maybe subject to a tree preservation order.

SERVICES: Main water and electricity are connected. Private drainage (septic tank). Oil fired heating. **NOTE:** None of these services have been tested by the agent. Air conditioning unit fitted in the Sitting Room.

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 012384 763233. Council tax band: C - £1350 – 2023.

EPC RATING: Awaiting report.

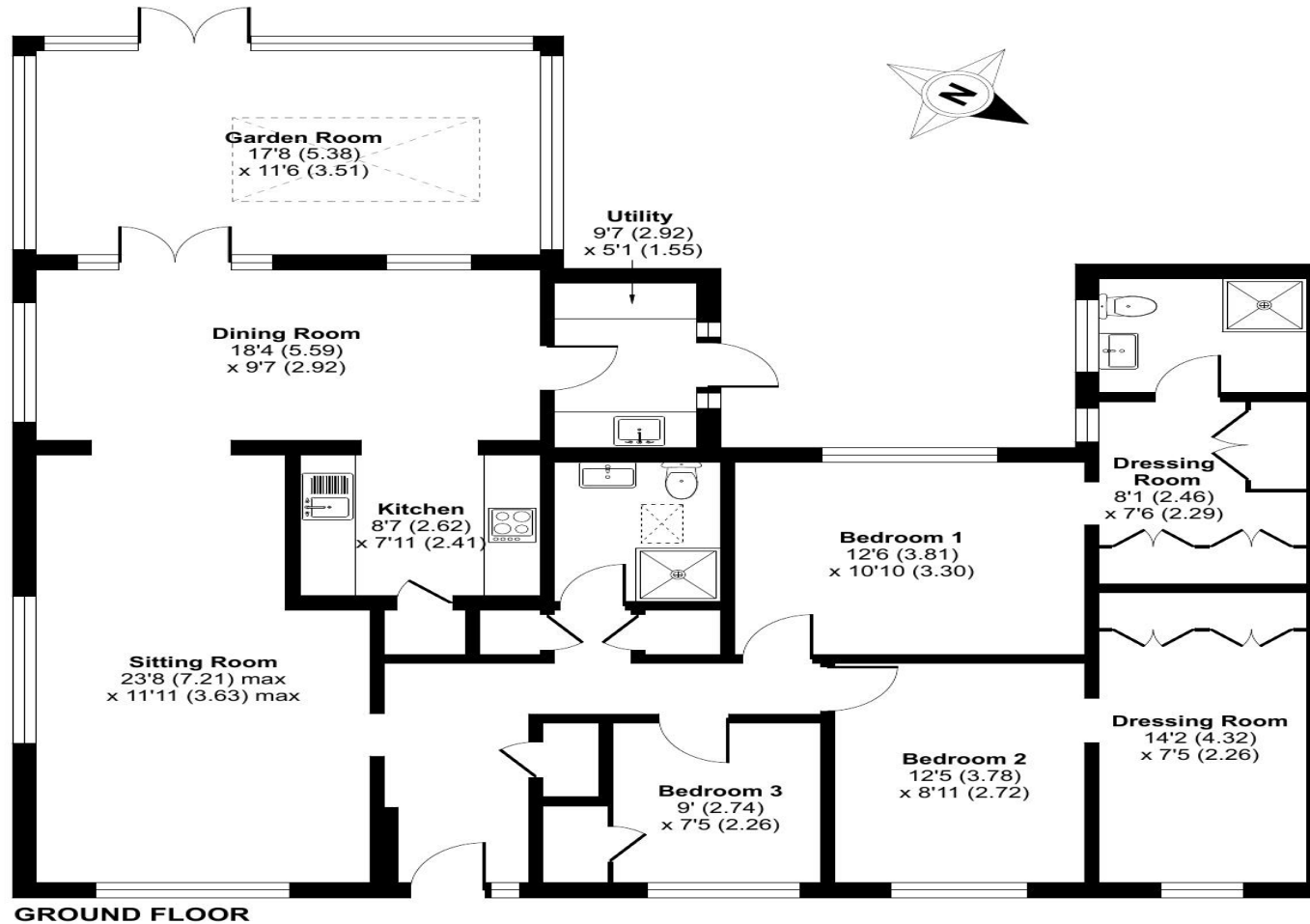
VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

Fieldview, Culford, Bury St. Edmunds, IP28

Approximate Area = 1623 sq ft / 150.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Burr Ltd. REF: 1016378

