



DAVID
BURR

**Belle Vue,
Hartest, Suffolk – Guide price £250,000**

Belle Vue, The Row, Hartest, Bury St Edmunds, Suffolk, IP29 4DJ

Hartest is 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, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

A rare opportunity to acquire a detached single storey dwelling situated in one of our areas most highly regarded and picturesque villages. Accommodation includes a sitting room, dining room, kitchen and two double bedrooms. To the rear, is a substantial outbuilding set within attractive gardens which continue down to the brook at the rear.

A two-bedroom detached dwelling in a picturesque village offering the potential for replacement or alterations subject to any necessary planning consents. In all, about 0.18 acres

Front door leading to:

ENTRANCE HALL: With space for coats and shoes, access to roof storage space and with doors leading to:

SITTING ROOM: With an outlook to the front and an attractive tiled fireplace with oak hearth.

DINING ROOM: With plenty of space for a table and with a further tiled fireplace with open hearth and a useful storage cupboard/pantry off.

KITCHEN: Containing a Twyford's butler sink mounted on a brick plinth and space for appliances, also containing a bath with a hot water tank over.

CLOAKROOM: Containing a WC.

BEDROOM 1: A double bedroom with picture rail throughout and overlooking the front.

BEDROOM 2: A further double bedroom with a picture rail throughout.

Outside

To the front and side of the property is a driveway providing off-street parking which continues down past the property and onto a:

GARAGE: With timber double doors and most likely of asbestos construction.

The property's gardens are generously sized and enclosed by both a brick and flint wall and mature hedging. A concrete pathway leads through to areas of lawn with a number of well-stocked flower beds, at the bottom of which runs the brook.

Outbuilding

A building of considerable character and history with exposed timbers and wattle and daub walls. Currently in a state of disrepair but providing storage space and with a first floor above. Also containing a copper steel and the remains of an old fireplace. The footprint of the building offers the clear potential for replacement with a more contemporary structure (subject to the necessary planning consents).

SERVICES: Main water, electric drainage. Electric heating by radiators.

NOTE: None of these services have been tested by the agent.

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EPC RATING: Band TBC. Copy of the energy performance certificate is available on request.

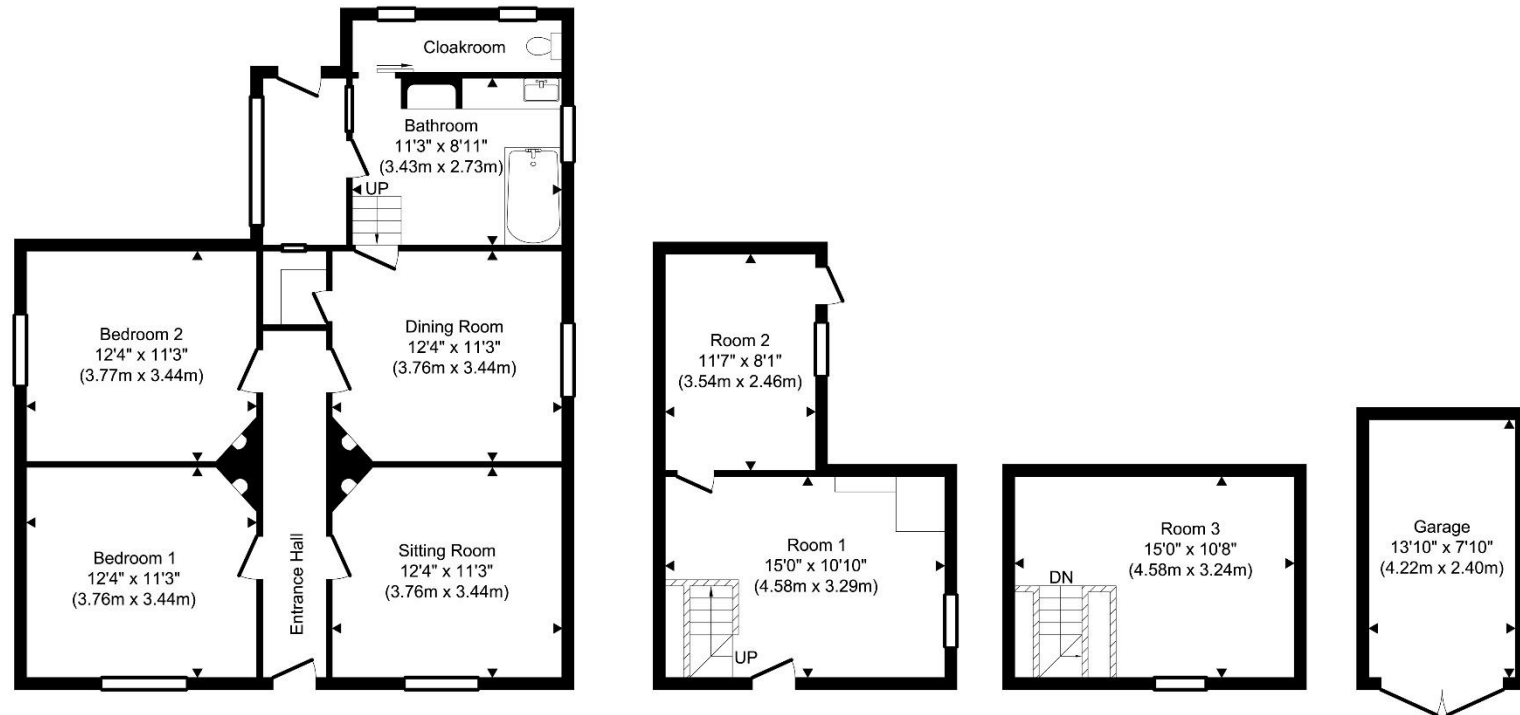
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C

WHAT3WORDS: sleeping.confetti.regretted

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.



TENURE: Freehold

Ground Floor
Approximate Floor Area
843.24 sq. ft.
(78.34 sq. m)

Outbuilding Ground Floor
Approximate Floor Area
258.54 sq. ft.
(24.02 sq. m)

Outbuilding First Floor
Approximate Floor Area
152.20 sq. ft.
(14.14 sq. m)

Garage
Approximate Floor Area
108.93 sq. ft.
(10.12 sq. m)

TOTAL APPROX. FLOOR AREA 1362.92 SQ.FT. (126.62 SQ.M.)

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