



DAVID  
BURR

**Huffey House,  
The Street, Preston St. Mary, Sudbury, Suffolk**



# HUFFEY HOUSE , THE STREET, PRESTON ST. MARY, SUDBURY, SUFFOLK, CO10 9NF

Preston St Mary is a pretty Suffolk village situated within easy reach of Lavenham (2 miles) with its wide range of amenities including shops, pubs, restaurants, primary school and doctors surgery. The village has its own church and pub and is on the whole surrounded by countryside and farmland. The village of Long Melford is about 8 miles, whilst the Cathedral town of Bury St Edmunds is 14 miles and the market town of Sudbury, with its commuter rail link to London's Liverpool Street is 9 miles.

A high-specification detached house situated on a small-scale development in a picturesque and highly regarded Suffolk within close walking distance of a pub. The property contains contemporary accommodation over two levels with a clear emphasis on the quality of materials used. On the ground floor a substantial entrance hall leads through to a sitting room, dining room and snug, as well as a high-quality island kitchen/dining room with marble work surfaces and high-end appliances. There is the further benefit of a utility and a ground floor cloakroom. On the first floor are four bedrooms (two en-suites) and a family bathroom. Outside the property provides both front and rear gardens with a private driveway, garage and rear garden with outstanding open countryside views.

## A high-specification detached four-bedroom home with wonderful countryside views

Front door leading to:-

**ENTRANCE HALL:** A particularly impressive and open space with solid oak flooring which continues throughout some of the rest of the ground floor. Oak staircase rising to first floor with galleried landing above, double coats cupboard off and with doors leading to:-

**SITTING ROOM:** A well-proportioned dual-aspect reception room with an outstanding view across the rear garden and onto open countryside beyond. Plenty of space for seating arranged around a central, multi-fuel burning stove situated on a slate hearth with a solid stone surround. Double doors opening onto terracing.

**DINING ROOM:** With a continuation of solid oak flooring and plenty of room for a substantial dining table and chairs.

**SNUG:** A versatile reception room currently used as a television room and with an outlook to the front.

**KITCHEN/BREAKFAST ROOM:** Finished to an exceptional quality and also with a continuation of oak flooring. A matching range of base and wall level cabinets with solid marble worktops incorporating a double ceramic

Belfast sink with mixer tap above and drainer to side and a Smeg induction hob with tiled splashback and extraction above. A range of high-end appliances include twin Smeg electric combination ovens, Smeg dishwasher and space and plumbing for an American-style fridge freezer and space for wine fridge. Central island with continuous marble top and breakfast seating and further room for a breakfast table and chairs. Solid oak door leading into:-

**UTILITY/BOOT ROOM:** With oak flooring and a further range of base level units with work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space and plumbing for a washing machine and two useful storage cupboards/airing cupboards off. Door opening onto the garden.

**CLOAKROOM:** Containing a WC and a vanity suite with storage below.

### First Floor

**GALLERIED LANDING:** With a useful double storage cupboard off and solid oak doors leading to:-

**MASTER BEDROOM:** A superb principal suite with large Juliette balcony with an outstanding countryside view and floor-to-ceiling windows allowing plenty of natural light. Solid oak door leading to:-

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**EN-SUITE:** Containing a substantial tiled shower with recess shelving and rainfall-style showerhead and additional attachment below and a glass screen door. Separate high-quality double-ended bath with mixer tap and shower over. WC, vanity suite and a heated towel rail.

**BEDROOM 2:** A further well-proportioned double bedroom with solid oak door leading to:-

**EN-SUITE:** Containing a tiled shower cubicle and glass sliding doors, rainfall-style shower head and additional attachment below. WC, vanity suite and a heated towel rail.

**BEDROOM 3:** A further well-proportioned double bedroom with an outlook to the front.

**BEDROOM 4:** A double bedroom with access to loft storage space and a superb countryside view.

**FAMILY BATHROOM:** Containing a double-ended bath with mixer tap and shower attachment over and recessed shelving. Corner shower with tiled surround and glass sliding doors, rainfall-style showerhead and additional attachment below. WC, vanity suite, wash hand basin with shaver point and tiled splashback and a heated towel rail.

## Outside

The property is approached via a driveway which serves just three dwellings and leads onto a private area of **OFF-STREET PARKING**. A brick pathway leads up to the front door and is bordered by expanses of lawn on each side. The driveway leads onto a:-

**GARAGE:** With electric roller door, power and light connected and a personnel door to the side.

To the rear, the property benefits from a wrap-around garden with an area of lawn and a resin terrace providing an attractive area of seating with external lighting and water tap and an outstanding view across the fields to the rear.

**SERVICES:** Main water and drainage. Main electricity connected. Air source heat pump heating. Underfloor heating to ground floor, radiators on the first floor. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band B – A 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:** F

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** increased.anguished.heat

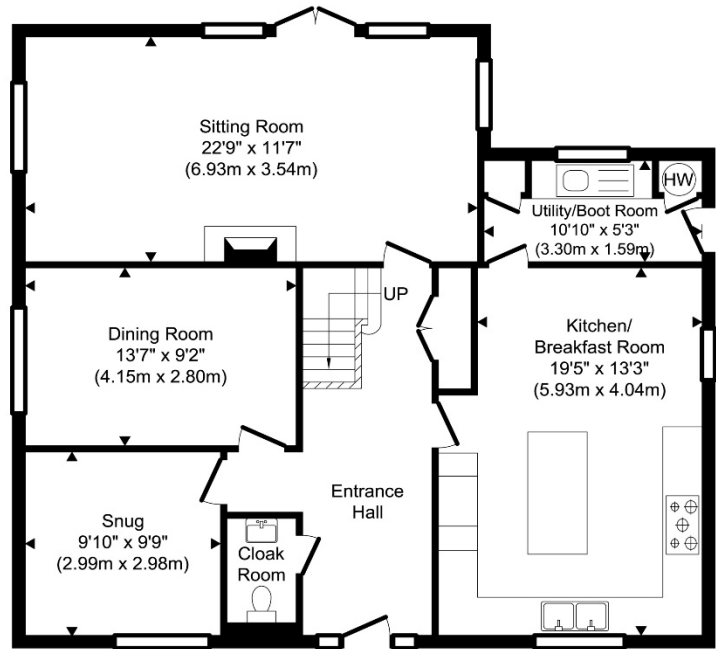
## Agent's Notes

A maintenance charge for the shared driveway split between the three neighbouring properties applies.

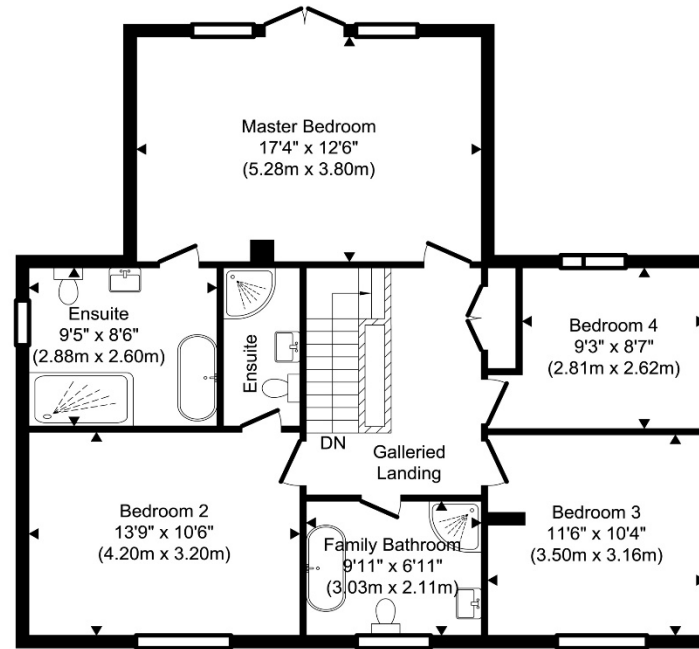
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

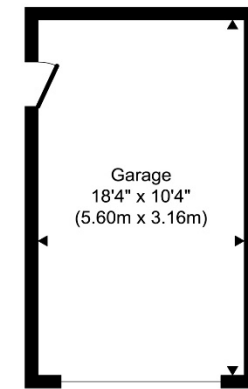
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Ground Floor  
Approximate Floor Area  
980.37 sq. ft.  
(91.08 sq. m)



First Floor  
Approximate Floor Area  
853.14 sq. ft.  
(79.26 sq. m)



Outbuilding  
Approximate Floor Area  
190.41 sq. ft.  
(17.69 sq. m)

TOTAL APPROX. FLOOR AREA 2023.93 SQ.FT. (188.03 SQ.M.)

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