DAVID
BURR

Mallards,
Culford, Suffolk.

MALLARDS, CULFORD, BURY ST. EDMUNDS, SUFFOLK.

Culford is a village well known for its private school, 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 24 miles. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich & Ipswich with connections for London. A commuter rail link is available at Stowmarket 12 miles.

This exceptionally well-presented detached single storey home occupies a stunning position with far reaching field views to the rear and with the playing fields for Culford School to the front. The property has been sympathetically enlarged and now provides light versatile accommodation that would suit a range of different lifestyles. The large sunny private garden takes full advantage of both the sunrises and sunsets with the rear boundary abutting farmland. Further benefits include a garage (with space for a double cart-lodge STP) extensive parking and **NO ONWARD CHAIN.** Viewing is highly recommended to appreciate the size and aspect of the property.

An exceptionally well-presented single storey home with extensive accommodation opposite Culford School and abutting fields to provide far reaching views to the rear.

ENTRANCE VESTIBULE: With a 6'6" x 5'4" wall of glass which provides views over the garden. Useful cloaks cupboard and doors to:-

DRAWING ROOM: With an 8ft high ceiling and an open fireplace. A feeling of space is created by the large opening that links to:-

DINING/LIVING ROOM: A lovely light room with large glass atrium above and views over the garden. Bi-folding doors open to create a near 8ft wide opening onto terracing and the garden beyond. Ideal for entertaining.

SITTING ROOM: A versatile room with views over the garden and farmland beyond. Currently used as a craft room.

STUDY: Overlooking the front garden.

Inner Hall: A spacious area with access to loft storage space. Light oak doors opening to:-

KITCHEN/DINING/LIVING ROOM: Overlooking the front garden and finished with an extensive range of attractive modern units incorporating deep pan drawers, extensive storage cupboards and finished with thick Quartz worktops that incorporate a single drainer sink unit and a large breakfast bar. Integrated appliances include dishwasher, fridge, hob with extractor fan over, twin ovens and microwave. Space/point for American style fridge/freezer.

UTILITY ROOM: A useful room with plumbing for washing machine and water softener, space for tumble dryer and door to side garden. A range of fitted units, Quartz worktops with further storage over and inset single drainer sink unit.

Inner Hall: Serving the bedroom wing with space for book/display shelving and doors to:-

BEDROOM 1: An exceptional room with an 11'6" high ceiling and bi-folding glass doors which opens to create a 9ft wide opening onto the garden and provide views over countryside beyond.
DRESSING ROOM: Cleverly planned with extensive space for wardrobes and further loft storage above.
ENSUITE: Attractively tiled and finished with a particularly large shower cubicle, hand held shower and fitted shower head over. Heated towel rail, WC and wash hand basin with storage below.

BEDROOM 2: A light and spacious room enjoying views over the garden with fields beyond.
ENSUITE: Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 3: Overlooking the rear garden.

BEDROOM 4: Views over the rear garden.

FAMILY BATHROOM: Attractively tiled and finished with a large bath that includes a distinct shower area complete with fitted screen and shower over. Heated towel rail, WC, wash hand basin and fitted storage cupboards.

Outside

A long sweeping gravel drive provides extensive **OFF-ROAD PARKING** which in turn leads to an area that would be well suited for a **DOUBLE CART LODGE** (subject to the necessary planning consents). There is a useful:-

GARAGE: With up and over door, light and power connected and personnel door to the rear.

The grounds are one of the property's most attractive features, generous in size and enjoying sun throughout the day with a well-placed terrace, designed with entertaining/dining Alfresco in mind. The main garden has a large open expanse of lawn bordered by established hedging, specimen trees and well stocked beds. The rear boundary is bordered by farmland to provide far-reaching views.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** D - £2,185.50 – 2025/26.

EPC RATING: D.

PROPERTY POSTCODE: IP28 6DP

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: **Broadband Speed:** Up to Mbps (source Ofcom).
Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).
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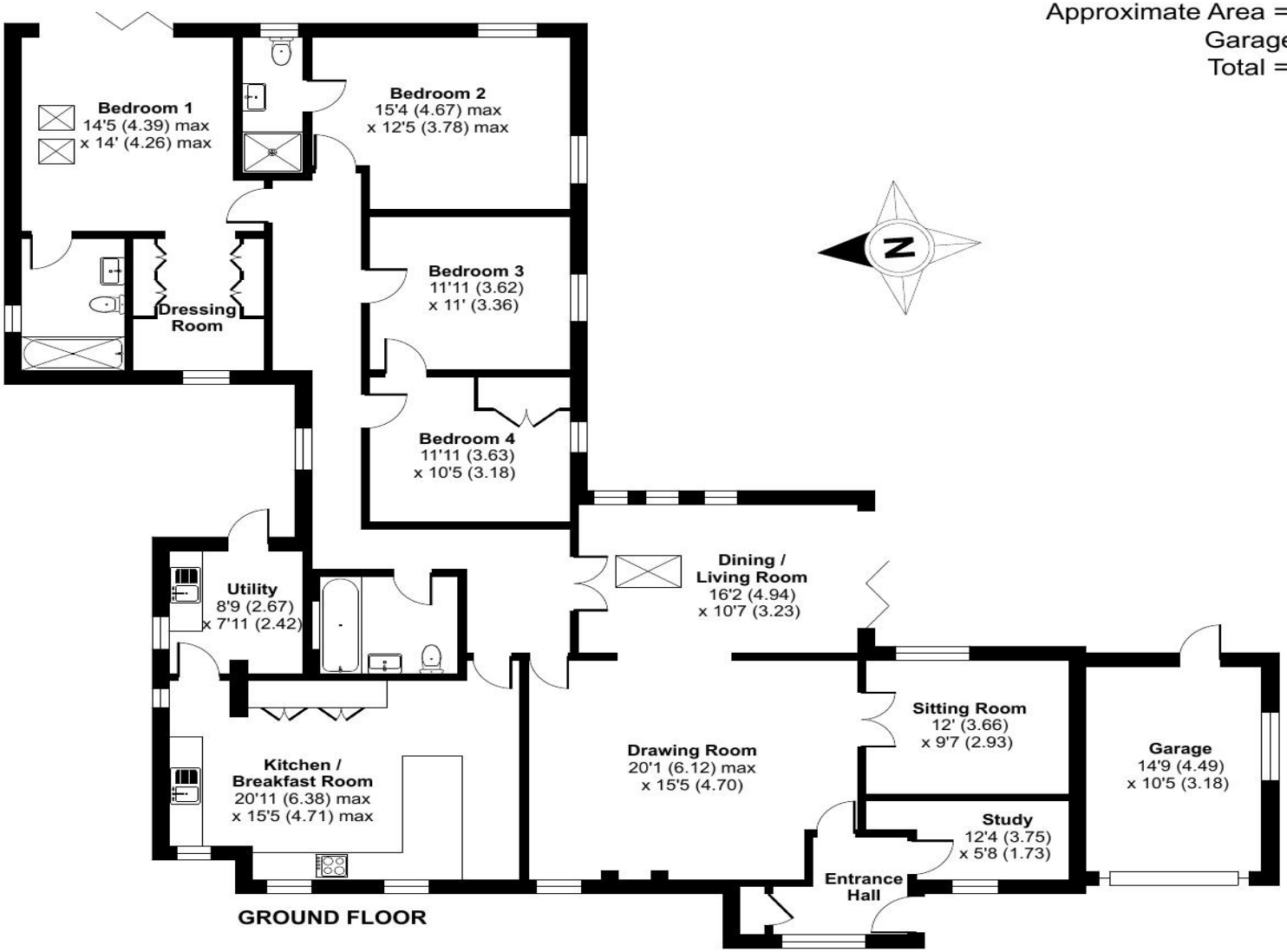
WHAT3WORDS: /// trucked.grace.lakeside.

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.

Mallards, The Street, Culford, Bury St. Edmunds, IP28

Approximate Area = 2223 sq ft / 206.5 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 2377 sq ft / 220.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for David Burr Ltd. REF: 1494609