



Four Acres
The Street | Burstall | Suffolk | IP8 3DN

Guide Price £1,050,000 | Freehold

FINE & COUNTRY





Four Acres

Fine and Country are delighted to offer the opportunity to acquire a beautiful red brick 1930s home set in mature grounds of half an acre with an outdoor swimming pool. Located in Burstall, it is perfectly situated in the rural Suffolk countryside but just a few miles away from the A14, A12 and Ipswich. Hintlesham Hall golf course is within sight from upstairs windows.

The property offers generous accommodation with five double bedrooms and a separate one bed roomed annexe. It is all decorated tastefully, an ideal family home.



Summary of Accommodation

Ground floor – Entrance Hall, Study, Cloakroom, Sitting Room, Garden Room, Living Room, Kitchen Dining Room, Pantry, Utility Room, Boot Room, Coat Room.

Separate Annexe – Sitting Room, Utility Room, Bedroom, Wet Room.

First Floor – Master Bedroom suite comprising Bedroom, En Suite Bathroom and Dressing Room. Four Bedrooms and two Bathrooms, separate WC.



Accommodation

Covered brick entrance porch with stone slab floor and courtesy light. Solid wood front door with glazed window over, opening to

Reception Hall

Oak effect floor, pendant ceiling light, original picture rail and skirting. Radiator, heating thermostat controls and stairs to first floor. Doors to



Study

Window to front. Oak effect floor, radiator. Internet point. Inset ceiling spotlights.

Door to Cloakroom

White close coupled WC and wash basin. Radiator. Tiled floor, window to side.



Sitting Room

Sash window to side. Bathstone fireplace with marble mantel and hearth with open multifuel (coal and wood) fireplace. TV point. Fully carpeted, coved ceiling with two pendant lights.

Glazed Door to



Garden Room

Tiled floor, exposed red brick wall and double French doors to rear garden.



Living Room

Original pine floorboards and ceiling coving, two sash windows to the rear and one to the side. TV point. Composite stone fireplace and mantel with a slate hearth. Open multifuel fireplace. Central pendant light. Door to



Kitchen/Dining Room

A range of modern style kitchen cabinets under a laminate work surfaces with wood trim. Plenty of storage in cupboards and drawers. Tiled splashback. Built in Miele dishwasher. Stainless steel one and a half bowl sink and drainer. Eye level storage cupboard with display shelves. Smeg stainless steel 4 ring gas hob with stainless steel extractor hob over. Neff stainless steel electric oven and eye level grill. Radiator. The kitchen area has tiled floor and spot lights to ceiling. Window to side.

The dining area has tiled floor, central pendant light, storage in the former fireplace and shelves in the adjacent recess. Sash window to rear with radiator under. Glazed door to rear garden.



Please note that we are advised by the Vendors that planning permission has been obtained for a kitchen extension.

Walk in Pantry

Plenty of space for storage and fridge freezer. Serving hatch. Glazed door to

Utility Room

Wood storage cabinet under Corian work surface with double Belfast style sink and mixer tap. 3 eye level storage cupboards. Space for washing machine and tumble drier. Grant boiler. Radiator. Tiled floor, window to front, radiator and central ceiling light. Glazed door to



Boot Room

Tiled floor, half wood panelled walls, central light. Glazed and wood door to front driveway. Opening to

Coat Room

Tiled floor, radiator, window to side.

Carpeted stairs to first floor landing with wood panelled bannisters. A fabulous large window and feature central light. Radiator. Doors to



WC

White close coupled WC and window to front. Laminated floor, central light, radiator.

Bathroom

Bath with shower over and glass shower screen. Double basin marble topped vanity cabinet with storage under. Fully carpeted, part tiled walls, inset ceiling spotlights. Radiator. Window to front and side.





Bedroom

Two double Sharps wardrobes. Fully carpeted, window to side and rear with radiators under. Two pendant ceiling lights. TV point.



Bedroom

Five door wardrobe, two pendant ceiling lights. Fully carpeted, two windows to the rear and one window to the side, with radiators under.

Bedroom

Built in cupboard. Fully carpeted, window to rear and side with wooden pelmets. Radiator.



Bedroom

Built in double wardrobe. Fully carpeted, window to side with radiator under. Pendant ceiling light.

From landing to corridor

Three storage cupboards and central pendant ceiling light. Two windows to front. Radiator.

Doors to



Bathroom

This room is a work in progress, with the original wooden floor boards exposed. Windows to side and rear. Free standing modern bath and original basin fitted. There is a marble topped basin for this room. Chrome heated towel rail. Radiator to be fitted. Plumbing for WC in situ. Inset ceiling spot lights.



Opening to

Master Bedroom Suite

Bedroom

Two windows to front and one to side. Radiator. Central pendant light. Fully carpeted. Two openings to

Dressing Room

Two windows to the rear. Radiator. Inset ceiling spotlights. Fully carpeted. Access to loft via hatch.

Door to

En Suite Bathroom

This room is a work in progress, with the original wooden floor boards exposed. Window to rear. Free standing modern bath and marble topped basin to be fitted. All plumbing already installed.





Annexe

Accessed via it's own private entrance, this is an ideal Working from home or Airbnb space. There is a separate combi boiler.

Glazed patio doors flanked with full length windows opening to

Sitting/Dining Room

Engineered oak floor, two central pendant lights. Feature modern radiator. Door to front. Window to side. Opening to



Kitchen

Window to front and side. Plenty of space for storage and white goods. Oven and washing machine provided. Electrics and plumbing fitted in anticipation for new kitchen.

Opening to



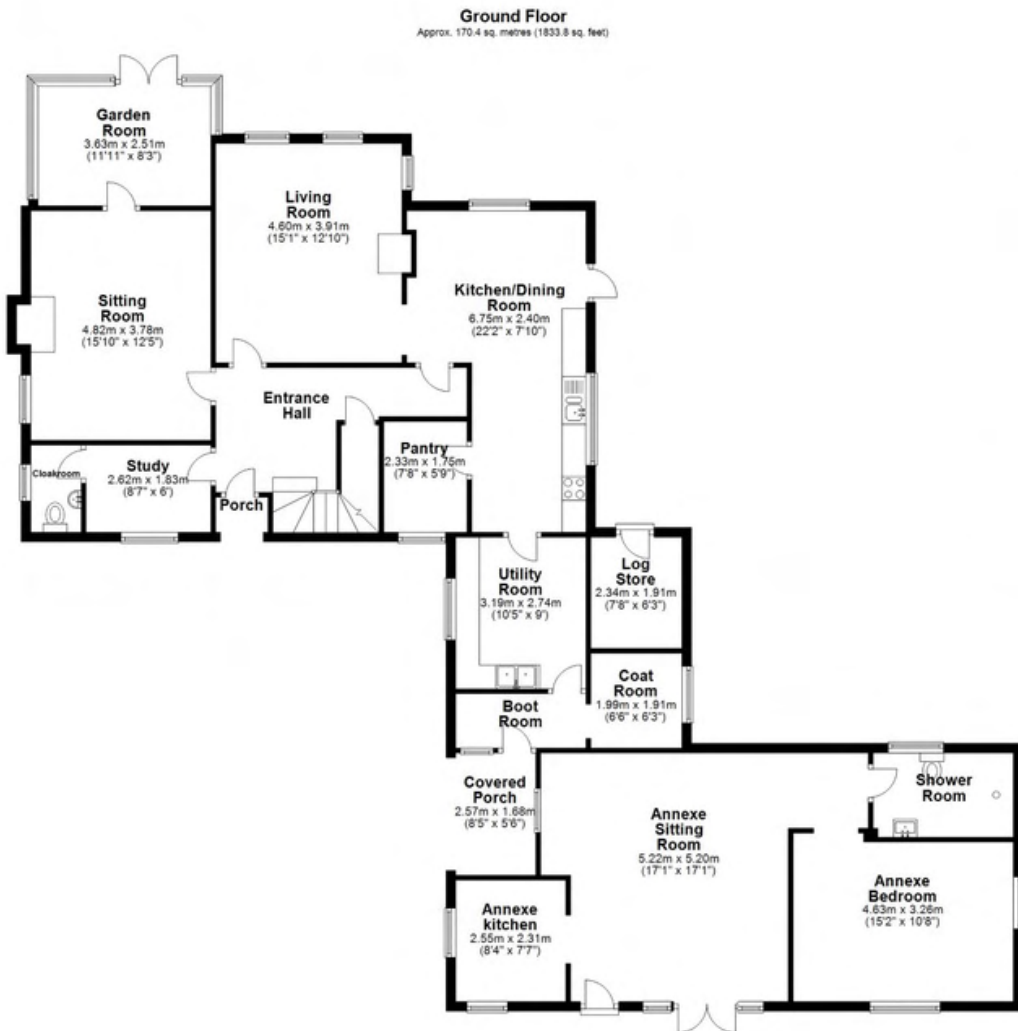
Bedroom

Window to front and side. Central pendant light. Radiator. Fully carpeted. Door to



Shower Room

Close coupled WC and modern basin with storage under. Walk in shower. Shower tray and shower have been purchased - to be fitted. Tiled floor. Window to rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Total area: approx. 315.0 sq. metres (3391.0 sq. feet)

Expertly Prepared By davidmotimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanIt3D

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Outside

Four Acres occupies an enviable tucked away location, just off the main village road through Burstall. It is approached via a private road turning right through double wooden gates to the front garden.

A mature plot abutting open countryside enfolds this delightful family home. The property sits perfectly in it's south facing plot.

There is a large shingle driveway leading up to an expanse of shingle car parking area - space for 8/9 vehicles. To either side of the driveway is live hedging, leading through to the front/side gardens, which are mainly laid to neat open lawns and interspersed with mature trees and shrubs.

Access to the Annexe accommodation is from this side. Timber Log Store. Outside water tap. Greenhouse (12ft x 10ft) on concrete/ patio base. Water butt. Further shed 8ft x 6ft, with adjacent pool pump house - more neat lawns to the side with freestanding 2,500 litre oil tank - leading around to the south facing rear garden.

The rear gardens comprise a large area of neat open lawns enclosed by live hedging/silver birch trees - totally secluded and private. Outdoor Heated Swimming Pool - measuring approximately 20ft x 35ft (circa 60,000 litres) set in very attractive, wide patio areas all round. This area is an absolute sun trap enjoying sunshine all day.

There are two entertaining areas under well built pergolas and a dwarf white perimeter wall with inset lighting surrounding the whole complex.

The other end of the rear garden wraps around good sized lawns adjoining the front garden.





Services

We are advised by the Vendors that the property has mains drainage, water and electricity. There is oil central heating.

Possession

Vacant possession upon completion

Council Tax Babergh District Council –
Band E - 2023/24 - £ 2462.31

What three words

///sparrows.lavender.began

Viewing strictly by appointment with
Fine & Country Woodbridge - 01394 446007

Outside Normal Office Hours -
Mark Halls MRICS - 07770 814748

About The Area

Burstall sits 4 miles west of the County town of Ipswich. The neighbouring village of Hintlesham has the renowned hotel and restaurant, together with a pub, church and golf course, which can be seen from the upstairs bedroom windows. More extensive facilities can be found in the nearby town of Hadleigh, although a wider variety of shopping, educational and recreational services can be found in Ipswich and Colchester. There is a direct train service link to London Liverpool Street Station from Ipswich taking approximately 65 minutes. There is also easy access onto the A14 and A12 giving access to Cambridge, London and the main motorway network. Private schooling is well catered for with Ipswich High School, The Royal Hospital School, and Orwell Park all within close proximity. There is a choice of local 18-hole golf clubs within the area, and there are excellent sailing facilities.





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