



DAVID
BURR

Acorns,
Great Wheltenham, Suffolk.



The village of Great Whelnetham is approximately 4 miles from the Cathedral town of Bury St Edmunds. The village is well served with a church, primary school and nursery, public house, farm shop and post office/store. Bury St Edmunds has an excellent range of schooling, shopping, recreational and cultural facilities. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A spacious detached single storey property occupying an elevated position in this well-regarded Suffolk village with excellent accessibility to Bury St Edmunds town centre whilst retaining a good degree of privacy due to the mature and established grounds that it occupies. In brief, the property comprises three substantial double bedrooms (two en-suite), three reception rooms, kitchen/breakfast room, utility, and garaging.

A detached single storey property offering flexible accommodation with up to 4 bedrooms within close-proximity to Bury St Edmunds.

ENTRANCE VESTIBULE: With door to:-

ENTRANCE HALL: A spacious area with access to principal rooms. Double doors leading to:-

SITTING ROOM: A substantial reception room ideal for informal entertaining with French style double doors leading to the rear terrace and centred around the focal point for the room which is the ornate fireplace with marble hearth.

DINING ROOM: A generous room for formal dining and entertaining with French style double doors leading to the rear. Door to:-

KITCHEN/BREAKFAST ROOM: Having a matching range of wall and base units with inset 1½ bowl stainless steel sink with drainer and worktops over. Built-in breakfast bar area. Integrated appliances include fridge, oven, grill and ceramic hob. Part tiled splashback and tiled flooring. Windows to side and rear. Door leading to garden.

UTILITY ROOM: Range of cupboards with worktops over and inset sink with mixer tap and drainer. Space for further white goods. Window to side aspect.

STUDY/BEDROOM 4: A versatile space capable of being used as a fourth bedroom if so required. Window to front aspect.

BEDROOM 1: A substantial double bedroom with large window to front aspect and window to rear aspect. Door to:-

EN SUITE: Comprising white suite with hand wash basin, W.C. and shower. Heated towel rail.

BEDROOM 2: Another double bedroom with window to front aspect. Door to:-

EN SUITE: With hand wash basin, W.C. and corner shower cubicle. Heated towel rail.

BEDROOM 3: Double bedroom with window to rear.

BATHROOM: A white suite comprising W.C., hand wash basin and panelled bath with shower over and glass shower screen.

Outside

The property enjoys wraparound gardens amounting to approximately **0.3 acres** which is made up of several sections including a small woodland garden and formal lawns with decked terraces abutting the rear of the property. Of particular note is the fact that this garden remains private in nature and is not overlooked – the garden benefits from 6' fencing defining the borders in places and the majority of the seclusion afforded by the specimen trees and shrubs.

There is an underground tank for collecting rainwater from the roof areas of the property and this water is able to be reused to water the garden and facilitate use outside in the form of an outside tap. We understand this also contributes to reduced water rates.

In addition, there is a summerhouse and **CAR PORT** which is complemented by the **GARAGING** providing off-road parking for up to seven vehicles (subject to vehicle size). The property is accessed via a private cul-de-sac leading from the Stanningfield Road and as such is not subject to any through traffic.

In all about 0.3 acres.

SERVICES: Mains water, drainage and electricity are connected. Sunflow Electric heating. NOTE: None of these services have been tested by the agent.

AGENT'S NOTE: We understand the loft is of a significant pitch and may be ripe for conversion subject to permissions.

LOCAL AUTHORITY: West Suffolk District Council. Band E

EPC RATING: D

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



Approximate Floor Area
1,870 sq. ft.
(173.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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