



**17 Church Close
Hepworth, Suffolk**

**DAVID
BURR**



17 Church Close, Hepworth, Suffolk, IP22 2QF

Hepworth is a small rural village on the Norfolk/Suffolk border with a wonderful parish church, mobile library and the village hall serves a number of clubs, societies and sports including a drop in café, art group, and martial arts. There is also a book group, singing group and bee co-operative. The nearby villages of Stanton (2 miles), Barningham (2 miles), Botesdale and Rickingham (5 miles) offer an excellent range of local amenities including village stores, post office, schooling and doctors. The market town of Diss (11 miles) and the cathedral town of Bury St Edmunds (13 miles) have an excellent range of schooling, shopping, recreational and cultural facilities and Diss has a mainline rail link to London Liverpool Street.

A substantial versatile single storey detached dwelling that occupies a desirable cul-de-sac position within this highly regarded Suffolk area. 17 Church Close has recently undergone subtle improvements and is now presented to an excellent order throughout whilst offering generous accommodation and having granted planning permission for an impressive single storey side and rear extension (planning reference DC/22/1928/HH). This splendid property is tucked away in the corner of this popular cul-de-sac and affords grounds believed to measure approximately 0.3 acres that incorporate garage, recently upgraded workshop with power and light connected, vegetable garden and wonderful views of the neighbouring church to the front and countryside to the rear.

An excellent versatile detached single storey dwelling with planning permission granted for single storey rear and side extensions that enjoys wonderful views.

Entrance door to;

ENTRANCE HALL: A large welcoming area with large airing cupboard and useful storage cupboard. Doors to all principal rooms.

SITTING ROOM: 19'2 x 12' (5.8m x 3.6m). A delightful room having double aspect. Electric fireplace creates the main focal point of the room. Doors to conservatory. Large opening through to the designated dining room.

DINING ROOM: 15'6 x 9'7 (4.7m x 2.9m). An excellent versatile area currently occupied as a formal dining room by the current owners with rear aspect over the delightful grounds.

KITCHEN: 12'3 x 8'1 (3.7m x 2.4m). Fitted with a matching range of wall and base units under work preparation surfaces that incorporate a sink unit with single drainer and mixer tap. Further integrated appliances include four ring induction hob under extractor hood and Neff oven.

Spaces for washing machine and dishwasher. Double aspect to rear and side. External door giving access to the grounds.

CONSERVATORY: 11'7 x 8'9 (3.5m x 2.7m). Ideally placed to the rear of the property this excellent space has double doors opening to the rear grounds allowing one to enjoy warm summer days or al fresco dining and incorporates the wonderful countryside views beyond.

BEDROOM 1: 19'2 x 10'9 (5.8m x 3.3m). Located to the front of the property this substantial room overlooks the cul-de-sac and neighbouring parish church beyond.

BEDROOM 2: 12' x 10'9 (3.6m x 3.3m). Again a generous size, located to the front of the property and having double aspect to the side and front.

BATHROOM: 8' x 7'4 (2.4m x 2.2m). Fitted with a panelled bath having mixer tap and shower attachment over, wash hand basin with mixer tap and W.C. with encased cistern.

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Outside

The property is approached via off street parking for multiple vehicles which in turn leads to the property and **GARAGE** 16'9 x 7'3 (5.1m x 2.2m) with up and over door, power and light connected and personnel rear door. The grounds of 17 Church Close are a genuine delight and are believed to measure approximately 0.3 acres and are predominantly laid to lawn with a variety of well stocked flowering and shrub beds, two ponds and a designated vegetable garden. There is a terrace area immediately abutting the rear of the property which is ideally placed for al fresco dining and enjoying warm summer days and particularly the countryside views beyond. There is a recently improved/upgraded **WORKSHOP** 19' x 12' (5.79m x 3.6m) with power and light connected, decked terrace to the front and attractive low maintenance gravelled area.

AGENTS NOTE:

- Planning permission has been granted for extensive single storey rear and side extensions that incorporate two further bedrooms, both with en suite facilities, sitting room, hallway and a large family/dining area. Planning permission number is DC/22/1928/HH – formal plans are available on a viewing or by prior appointment.

LOCAL AUTHORITY: West Suffolk Council. Band D.

EPC RATING: E

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

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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