



**Hill View Lodge**  
**Creting St Mary, Suffolk**

**DAVID  
BURR**



# Hill View Lodge, All Saints Road, Creting St. Mary, Suffolk, IP6 8PW

The village of Creting St Mary lies just to the east of Needham Market and has a primary school, church and village hall. The village hall social club has a number of events from a social Friday bar, quiz nights and lunches. Needham Market (2 miles) has a good range of facilities, including local shops, schools, bank, doctors' surgery and a railway station. Needham Lake conservation area is popular for countryside walks and Alder Carr Farm shop sells local, seasonal and artisan produce. Stowmarket is approximately four miles and has a mainline rail link to London's Liverpool Street together with an excellent range of shopping, schooling and recreational facilities. The county town of Ipswich is approximately 10 miles to the south east.

A wonderful modern detached bungalow in Creting St. Mary. Nestled along the picturesque All Saints Road, Hill View Lodge stands as a testament to modern elegance and refined living. Built in 2020 by a highly acclaimed local developer, this immaculate detached bungalow sets a new standard of luxury living in the sought-after semi-rural village of Creting St. Mary.

## **A superb modern 3 bedroom detached bungalow with wonderful countryside views.**

### **Superb Location**

Tucked away in a tranquil private drive shared by only three similar properties, Hill View Lodge offers peace and privacy amidst the charm of Suffolk countryside. Approached via a shingle driveway, the double garage has twin electric remote-controlled doors, power and light connected and part boarded loft space with ladder. In addition, the property boasts ample parking while the professionally landscaped front garden creates an inviting and welcoming entrance.

### **Exceptional Interior**

Step through the front door into a wide and airy hallway, providing access to the three double bedrooms, including the master with its own en suite, as well as the main living area.

The heart of the home lies in the open-plan kitchen/living/dining area, a masterpiece of modern design. The kitchen area is fitted with a luxury contemporary kitchen, complete with integrated appliances and clever storage solutions. The dining area, bathed in natural light, offers ample

space for a dining suite and provides captivating views of the rear garden and the glorious Suffolk countryside beyond. Bi-fold doors seamlessly connect the indoor and outdoor spaces, opening onto a large patio area. For added convenience, the doors and windows are equipped with remote-controlled electric blinds.

The sitting room exudes warmth and comfort, offering a cosy retreat for relaxation. Here, a large freestanding designer log burner takes centre stage, providing both style and functionality, ideal for chilly winter evenings.

### **Outdoor Oasis**

The lawned rear garden provides a serene sanctuary, fully enclosed for privacy and tranquillity. A generous patio area offers the perfect spot for outdoor dining and entertainment, with additional hardstanding for a hot tub, promising moments of relaxation amidst stunning far-reaching countryside views.

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Experience the epitome of modern luxury living at Hill View Lodge, where every detail is meticulously crafted to create an exceptional living experience.

**SERVICES:** Mains water, drainage and electricity are connected. Underfloor heating via Air Source heat pump. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band D

**EPC RATING: B**

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

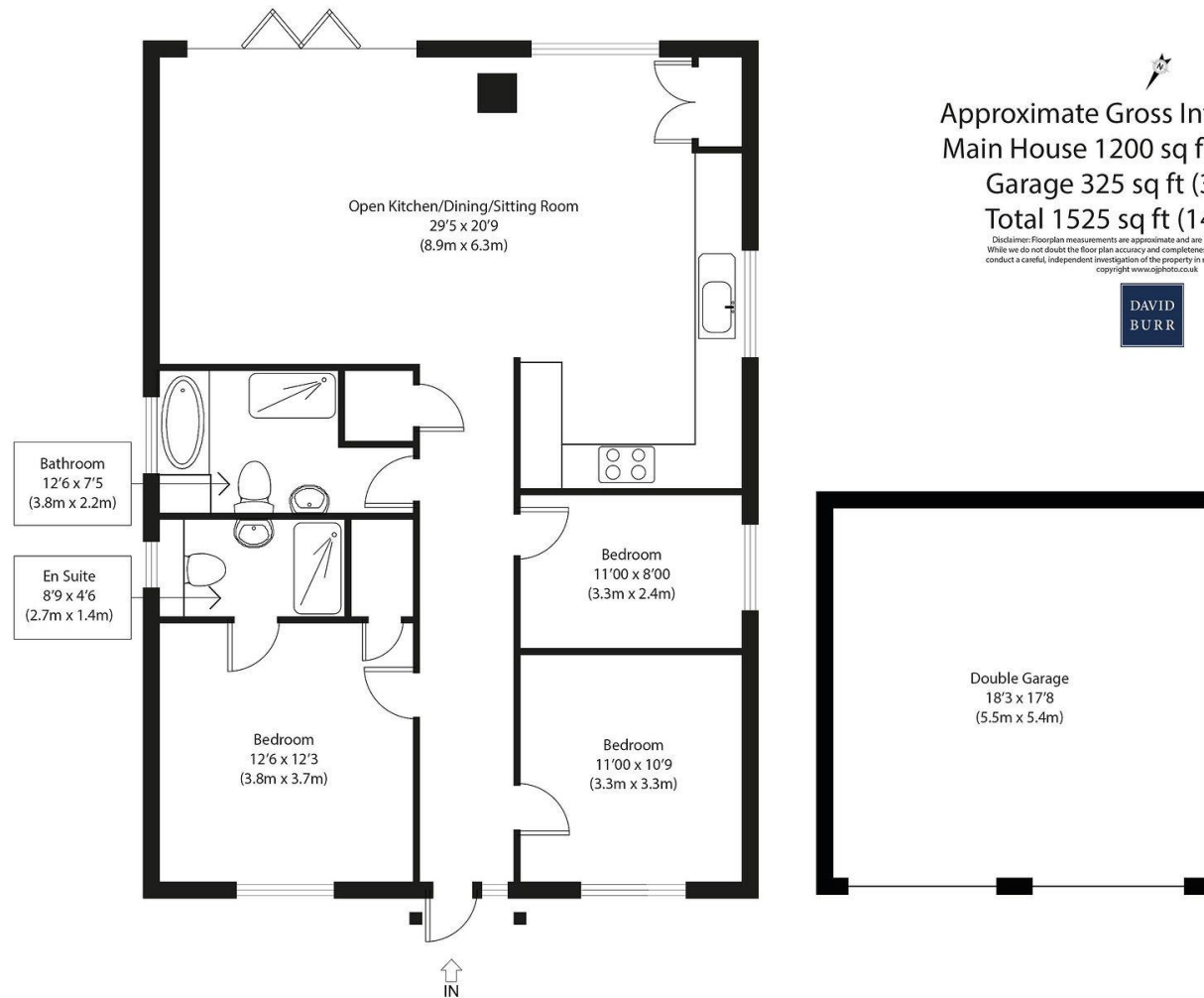
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Approximate Gross Internal Area  
Main House 1200 sq ft (111 sq m)  
Garage 325 sq ft (30 sq m)  
Total 1525 sq ft (142 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.gphoto.co.uk



Ground Floor

