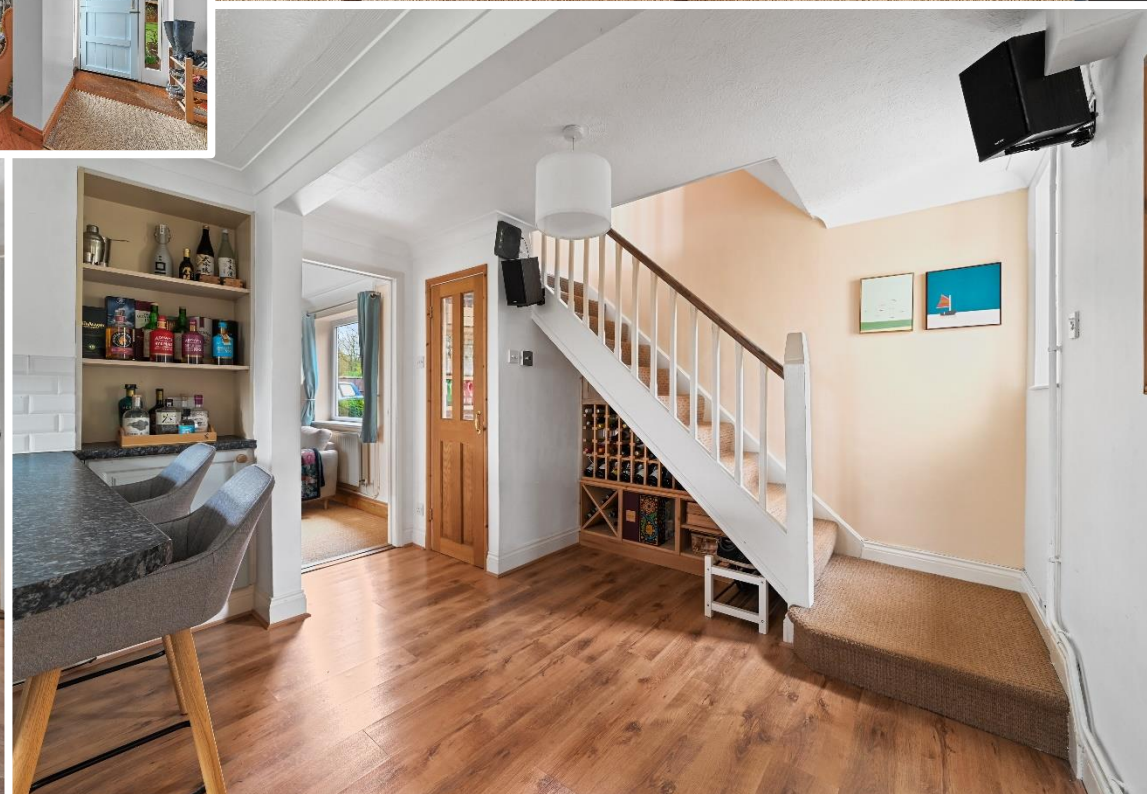




**5 St. Georges Road
Stowlangtoft, Suffolk**

**DAVID
BURR**



5 St. Georges Road, Stowlangtoft, Suffolk, IP31 3JP

Stowlangtoft is a small rural village on a minor road seven miles east of Bury St Edmunds. The village has St George's church, a magnificent Perpendicular building erected around 1370. The nearby village of Ixworth has a good range of everyday local amenities and the villages of Elmswell and Thurston have train stations with main line links to London Liverpool Street. The larger towns of Bury St Edmunds, Stowmarket and Diss provide an excellent range of schooling, shopping, cultural and recreational facilities.

An exceptional four-bedroom house that has undergone significant improvements and is presented to the highest of qualities throughout whilst enjoying a most enviable position towards the periphery of this well-regarded Suffolk village. 5 St Georges Road affords substantial accommodation to both floors that incorporates in brief a wonderful open plan living area, extensive grounds to the front and rear, off street parking and a garage. This delightful property is also enhanced by its wonderful far reaching countryside views.

A splendid four-bedroom family house offering versatile and substantial accommodation with excellent grounds and countryside views.

Entrance door to;

ENTRANCE HALL: A large welcoming area with fitted barrier matting to the front and rear doors with the rear door being a stable door and giving access to the terrace and garden beyond. Doors to cloakroom, kitchen/breakfast room and L-shaped sitting/dining room. Large opening through to;

DESIGNATED READING AREA/SNUG: 8'7 x 7'4 (2.6m x 2.2m). A versatile space that is currently occupied as a reading area however would lend itself to a multiple of uses if so required. Double doors opening to the rear grounds allowing one to enjoy warm summer afternoons.

SITTING/DINING/ENTERTAINMENT ROOM: A truly wonderful space that has been cleverly divided into three distinctive areas with the *Sitting Room* 14'6 x 10'9 (4.4m x 3.3m) having front aspect. There is a wood burner set upon a tiled hearth and having wooden mantle creating the main focal point of this area. Door to kitchen/breakfast area. Large opening going through to the *Dining/Entertainment room* 23' x 10'3 (7m x 3.1m)

offering a part pitched roof and double doors opening to the rear grounds allowing one the potential for al fresco dining. This area then continues to the designated dining area again with part pitched roof, two Velux windows and rear aspect of the gardens. Large half height opening looking back to the kitchen/breakfast room

KITCHEN/BREAKFAST ROOM: 17'7 x 12' (5.3m x 5.66m). Again designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a breakfast bar area and sink unit with single drainer and mixer tap. Spaces for cooker under extractor hood, dishwasher and under counter fridge and freezer. The room then opens into the designated breakfast area with staircase rising to first floor with built-in wine rack. Large built-in pantry cupboard. Door back to hallway.

UTILITY: 8'3 x 5'8 (2.5m x 1.7m). Having worktops with space beneath for washing machine. Further space for freestanding fridge/freezer. The boiler is also located underneath the worktop. Tiled flooring. Front aspect.

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SHOWER ROOM: 8'4 x 3' (2.5m x 0.9m). Fitted with W.C, and wall hung wash hand basin with mixer tap, built-in shower cubicle with part tiled surround. Heated towel rail. Tiled flooring.

First floor

LANDING: An inviting area with front aspect. Two built-in cupboards, one being the airing cupboard. Doors to;

BEDROOM 1: 16'4 x 13'6 (5m x 4.1m). A substantial double aspect room with views over the grounds and field views to front and rear.

BEDROOM 2: 12' x 6'9 (3.6m x 2.m). Again being a generous size and having delightful rear aspect with views of the grounds and countryside beyond.

BEDROOM 3: 11' x 6'9 (3.3m x 2.1m). Currently occupied as a study by the present owners and offering rear aspect, however would revert to a third bedroom if so required.

BEDROOM 4: 8' x 7'5 (2.4m x 2.2m). Having front aspect with countryside views.

BATHROOM: 7'5 x 5'9 (2.2m x 1.8m). A delightful suite fitted with roll-top claw and ball bath with freestanding shower and attached hose, W.C. and wash hand basin with mixer tap. Heated towel rail. Velux window.

Outside

The property is approached via a five-bar gate that gives access to the grounds and off-street parking for numerous vehicles. The remainder of the front is bordered by attractive flowering beds and in turn leads to the property.

The rear grounds are a genuine delight and have been meticulously cared for by the present owners and affords well placed terraced areas immediately abutting the rear of the property that in turn is flanked by predominantly lawn with well stocked flowering borders, a central flowering bed incorporating a variety of flowers and established trees, particularly an established apple tree. To the rear of the grounds is a summer house currently occupied as a gym with a further separate storage area to the side with power and light connected. Adjacent to the summerhouse is a cleverly designed kitchen garden that is stocked with rhubarb, asparagus, blackcurrant bushes and Espalier Cherry fan to name but a few. There is a further pond area which enhances the grounds and encourages natural wildlife such as woodpeckers, birds of prey etc. thus creating an idyllic country setting. To the opposite side of the front grounds the current owner pays a ground rent of £50 per annum to the local council and in turn have erected a **SINGLE GARAGE** with double hinged doors that allows further off-street parking for one vehicle.

AGENTS NOTE: There are solar panels -3.4kW solar PV and 4.8Kwh solar batteries which were installed in 2021 and are still under warranty.

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

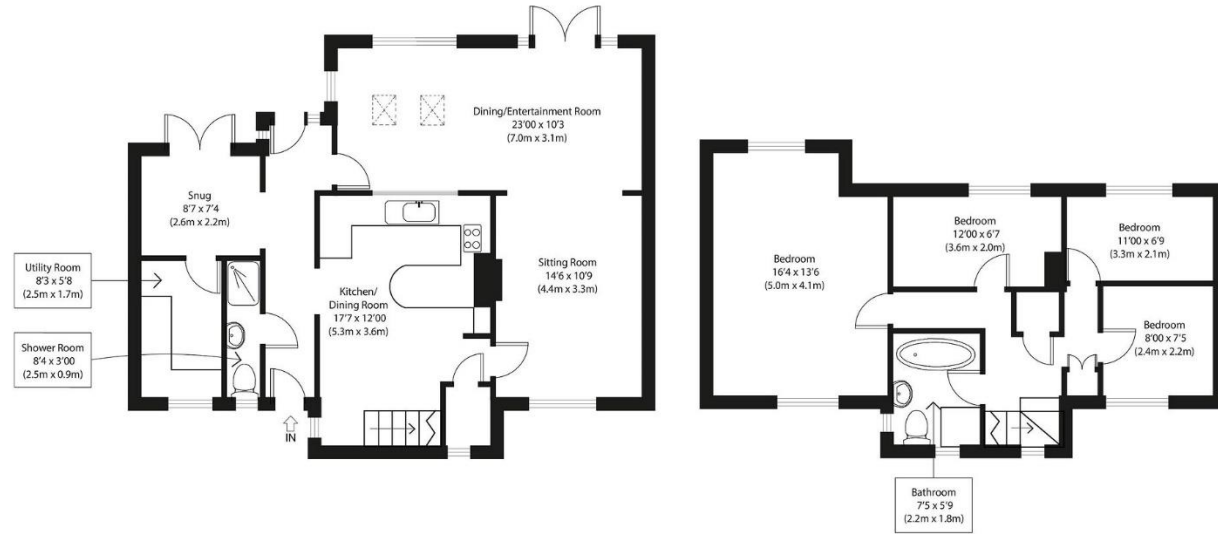
LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: C

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

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.

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Ground Floor

First Floor

Approximate Gross Internal Area
1470 sq ft (132 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.epphotocasa.co.uk

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