



**2 Streetfield Close,  
Shimpling, Suffolk**

**DAVID  
BURR**



# 2 STREETFIELD CLOSE, SHIMPLING, BURY ST. EDMUNDS, SUFFOLK, IP29 4HZ

Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

A contemporary four-bedroom link detached house situated on a quiet cul-de-sac within a highly-regarded and picturesque village. The property contains well-balanced accommodation over two levels including three reception rooms, a kitchen/breakfast room, ground floor bedroom and shower room. Upstairs are three further double bedrooms and a family bathroom. There is the additional benefit of extensive off-road parking, a double garage and a well-maintained rear garden.

## A four-bedroom link detached house on a quiet cul-de-sac with extensive parking, double garage and garden.

Front door leading to:-

**ENTRANCE VESTIBULE:** With tiled flooring, space for coats and shoes and a door leading into the garage. Further door leading to:-

**Hallway:** With laminate wood effect flooring, staircase rising to first floor with storage cupboard below and doors leading to:-

**KITCHEN:** With tiled flooring and containing a matching range of base and wall level units with worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side and a four-ring electric hob with extractor fan above and tiled splashback. Integrated Bosch double electric combination oven, space and plumbing for a dishwasher and washing machine and space for a free-standing refrigerator/freezer. Window with an outlook over the rear garden and a further door leading to:-

**GARDEN ROOM:** With tiled flooring and uPVC double doors leading onto decking. Central feature fireplace and with sliding door leading to:-

**SITTING ROOM:** With a continuation of laminate wood flooring and ample space for seating arranged around a central open fireplace with polished granite hearth and a moulded wood surround. Door leading to:-

**DINING ROOM:** With plenty of space for a dining table and chairs, continuation of laminate flooring and window overlooking the front garden.

**BEDROOM 4/STUDY:** A well-proportioned double room which could be utilised in a number of ways and with floor-to-ceiling fitted wardrobes with sliding doors and fitted shelving.

**SHOWER ROOM:** With tiled flooring and partially tiled walls containing a double width tiled shower cubicle with glass sliding door, a WC, vanity suite and a chrome heated towel rail.

### First Floor

**LANDING:** With access to loft storage space, airing cupboard off and with doors leading to:-

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**BEDROOM 1:** A well-proportioned double bedroom with floor-to-ceiling fitted wardrobes with sliding doors and inset shelving and hanging rails.

**BEDROOM 2:** A further double bedroom with an outlook over the front garden and with further fitted wardrobes.

**BEDROOM 3:** A double bedroom with fitted storage, wash hand basin with storage below and an open outlook across the rear garden.

**BATHROOM:** With tiled flooring and walls and containing a panelled bath, corner shower with rainfall style showerhead and additional attachment below, WC, vanity suite and a chrome heated towel rail.

## Outside

In front of the property is a tarmac drive which provides plenty of **OFF-ROAD PARKING** for a number of vehicles. Adjacent to the driveway is an expanse of lawn with a number of mature trees enclosed by recently planted laurel hedging. Adjacent to the driveway is a useful log store and boiler room and the driveway continues on to a:-

**DOUBLE GARAGE:** With up-and-over door, power and light connected and a personal door to the rear.

To the rear of the property is a private enclosed garden with a decked terrace adjacent to the property itself with a timber pavilion ideal for entertaining and a feature carp pond and which is enclosed by raised beds. An area of lawn is enclosed by fencing and laurel hedging and abuts a greensward to the rear. A discreet area of the garden contains a number of vegetable beds and two useful timber storage sheds.

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

**EPC RATING:** Band D – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick and block

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload

**Phone signal:** O2

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** obstinate.heightens.screening

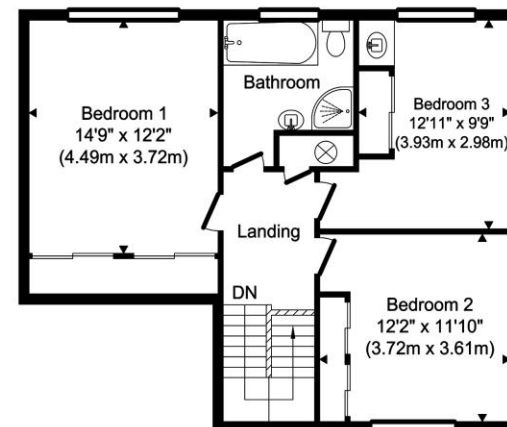
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Ground Floor  
Approximate Floor Area  
1531.27 sq. ft.  
(142.26 sq. m)



First Floor  
Approximate Floor Area  
686.73 sq. ft.  
(63.80 sq. m)

TOTAL APPROX. FLOOR AREA 2218.01 SQ.FT. (206.06 SQ.M.)

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