



**Cuttings,
Jacks Green, Creeting St. Mary**

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BURR**



Cuttings, Jacks Green, Creting St. Mary, Suffolk, IP6 8NB

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.

Cuttings is an immaculately presented three-bedroom detached bungalow, boasting 2100 square feet of accommodation and a double garage, situated in the popular village of Creting St Mary. This stunning property, occupies a plot in excess of 0.3 acres (subject to survey).

An excellent three bedroom detached single storey dwelling that has recently undergone significant improvement and is now presented to the highest of standards throughout.

About the Property

Extended in 2011, Cuttings has been finished to an extremely high standard. The property not only features top-notch specifications but also incorporates numerous energy-saving products such as solar PV, solar water heating, and an air source heat pump serving underfloor heating. These additions underscore the commitment to sustainable living without compromising on comfort or style.

Accommodation

The spacious accommodation comprises a welcoming hall leading to a large airing cupboard and a versatile study/media area. The sitting room, complete with a cozy wood-burning stove, opens through to the impressive open-plan kitchen/breakfast/family area. The expansive kitchen, with a central island, is fully equipped with an American fridge freezer, double oven with microwave and warming tray, induction hob with extractor, dishwasher, a 3-in-1 Quooker hot tap, and a large pantry cupboard. The family room, with its bi-fold doors, overlooks the garden and provides seamless access to the patio, creating an ideal space for indoor-outdoor living.

From the inner hall, you will find a utility room and cloakroom leading to the bedroom areas. There are two double bedrooms served by a stylish family bathroom. The master suite is a highlight, featuring an en-suite shower room, dressing room, and a spacious bedroom with an air conditioning unit. The property is further enhanced by a good-sized loft space and UPVC windows and doors fitted during the extensions, ensuring modernity and energy efficiency throughout.

External Features

Externally, the property is approached through double gates leading to a large shingle driveway, enclosed by rendered block walls to the left and rear walls, fencing and hedgerow to the remaining boundaries. This area provides ample parking for several vehicles and leads to a detached double garage with a store/workshop area to the side, electric sectional doors, and a personal door to the side patio area.

The rear gardens can be accessed from either side of the property via side gates. Fully enclosed by fencing and mature hedgerows, the gardens are beautifully landscaped with well-planted shrub borders. Immediately to the rear of the property is a large patio leading to a further patio and raised pond.

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Additional features include a summer house, garden shed, numerous external power points, and lighting, with the rest of the garden being laid to lawn. An automated irrigation system is also present, making garden maintenance effortless.

Additional Services

Cuttings is equipped with several additional services designed to enhance comfort and convenience:

- Solar Panels: These provide feedback to the grid. Further details of which can be made available.
- Solar Thermal Heating: This system heats the water, adding to the property's sustainability credentials.
- Rain Water Harvester: This system provides external water for the irrigation system.
- Hard-wired CCTV: Ensuring security and peace of mind.
- Hard-wired Sonos System: For a superior audio experience throughout the home.
- Fully Alarmed: Enhancing security for the property.

Cuttings offers a rare blend of luxurious living, modern conveniences, and eco-friendly features. It is the perfect home for those seeking a high-quality lifestyle in a peaceful, semi-rural setting. Don't miss the opportunity to make this exceptional property your new home.

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band D

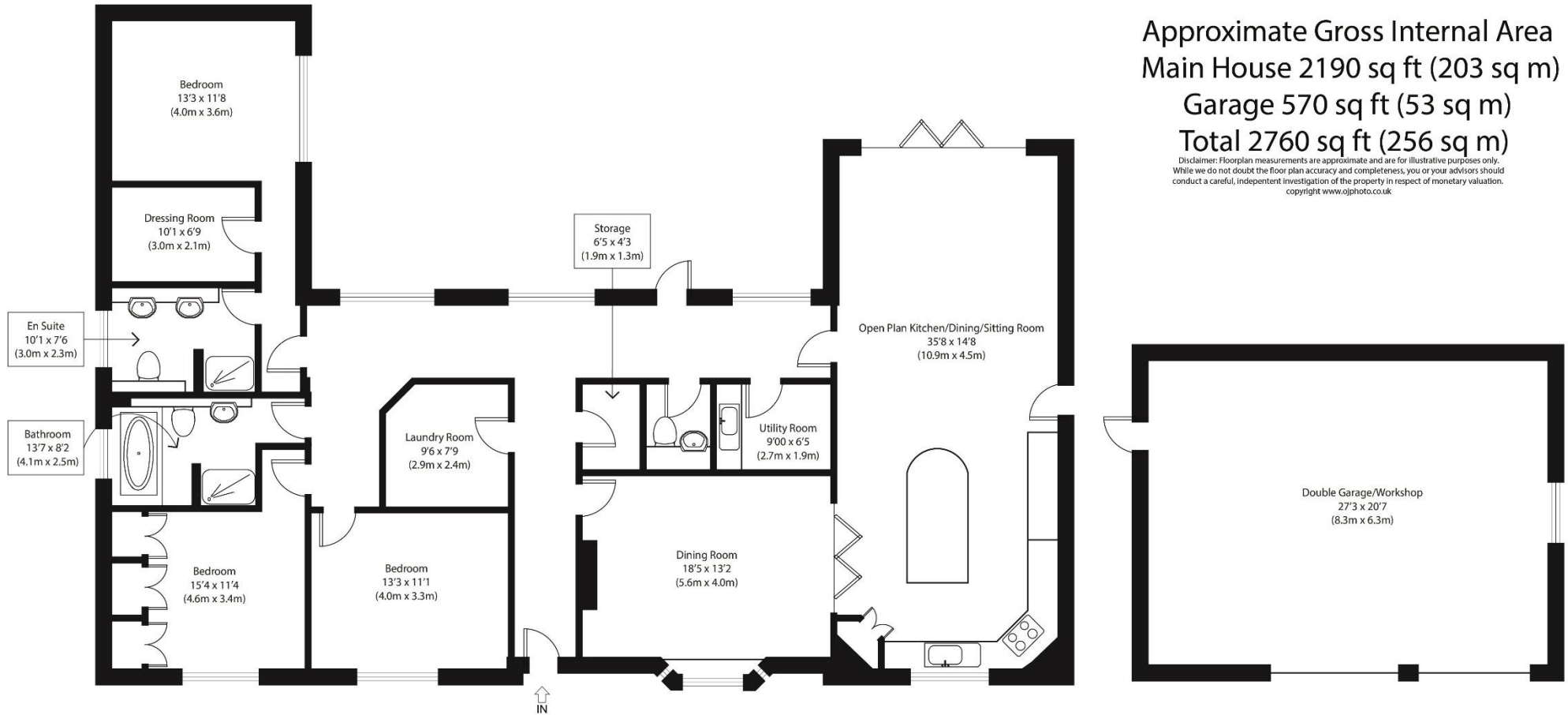
EPC RATING: C

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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Approximate Gross Internal Area
Main House 2190 sq ft (203 sq m)

Garage 570 sq ft (53 sq m)

Total 2760 sq ft (256 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.ojphoto.co.uk

