



Howlett Lodge
The Street, Poslingford, Suffolk

**DAVID
BURR**



Howlett Lodge, The Street, Poslingford, Sudbury, Suffolk CO10 8QZ

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.

A detached modern bungalow situated in the centre of this pretty Suffolk village offering contemporary living accommodation to include a part vaulted sitting room, open plan kitchen and stylish modern bathrooms, set in attractive and generous grounds backing onto open countryside. The property is finished to a high specification and offers ample accommodation and further benefits from an abundance of parking, as well as a double garage.

A high specification contemporary single storey residence in a pretty Suffolk village.

Entrance into:

ENTRANCE HALL Oak flooring with underfloor heating, storage cupboard and access to the roof space.

SITTING ROOM A spacious and bright reception room part vaulted to the front aspect with near full height window and featuring a brick fireplace with oak bressumer and inset log burning stove. Oak floor with underfloor heating.

KITCHEN/BREAKFAST ROOM Forming the hub of the home a generous and stylishly fitted modern kitchen with a range of wall and base units under a granite worktop with 1½ bowl stainless steel sink inset. Integrated appliances include a Neff electric double oven, 4 ring induction hob, fridge/freezer, dishwasher and wine chiller. Tiled flooring with underfloor heating leads through to a spacious **Breakfast Area** with breakfast bar, plenty of space for a dining table and chairs, further storage and space for a fridge/freezer and French doors leading outside.

UTILITY ROOM With a further range of wall and base units under solid worktop with stainless steel sink inset. Space and plumbing for a washing machine and door to the outside. Housing the boiler.

STUDY/BEDROOM 4 A light room with a range of fitted office units and window to the front aspect. Optional 4th bedroom.

MASTER BEDROOM A generous master with a range of fitted wardrobes, French doors to the terrace and **En-Suite** comprising shower cubicle, vanity sink, WC, heated towel rail and extensively tiled walls and floor.

BEDROOM 2 A bright double room with oak flooring with underfloor heating, a built-in double wardrobe, window to the front aspect and **En-Suite** comprising shower cubicle, vanity sink, WC, heated towel rail and extensively tiled walls and flooring.

BEDROOM 3 A bright double room with oak flooring with underfloor heating and outlook to the side aspect.

BATHROOM Stylishly fitted with a tiled bath with shower attachment over, vanity sink, WC, heated towel rail and extensively tiled walls and flooring.

Outside

The property is approached via a shingle driveway providing off road parking for several vehicles, with further driveway leading to the rear of the property to the **DOUBLE GARAGE** with light and power connected and further parking in front. The front garden is predominantly lawned with a mature deep flower bed to the front and left-hand boundary. Gated access either side

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of the property leads to an extensively paved dining with glazed canopy terrace set adjacent a traditional lawn with mature bedded borders and fencing forming the boundary. To the rear the garden provides access to the garage, a greenhouse, and offers a lovely view of the open farmland beyond the rear boundary.

EPC Rating: D.

WHAT THREE WORDS: gloves, brushed, marine.

SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

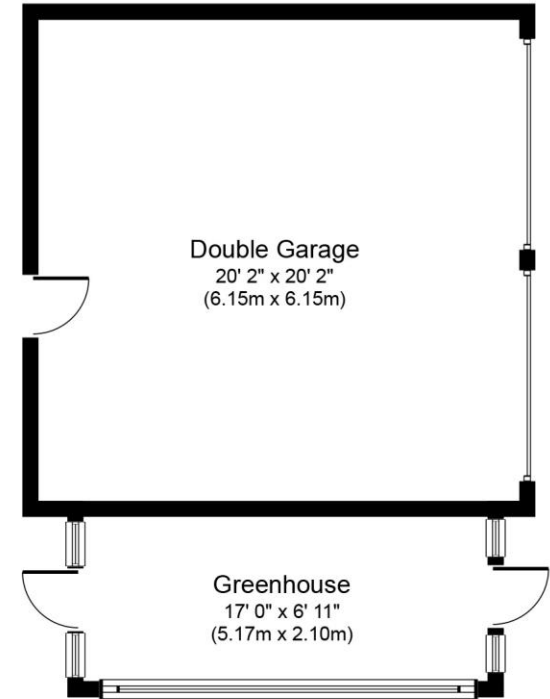
LOCAL AUTHORITY West Suffolk Council. Council Tax Band: E. £2,438.79 per annum.

VIEWING Strictly by prior appointment only through DAVID BURR.





Approximate Floor Area
1.475 sq. ft.
(137.0 sq. m.)



Outbuilding
Approximate Floor Area
549 sq. ft.
(51.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

