



**3 Roseacre, Church Lane,
Alpheton, Suffolk**

**DAVID
BURR**



3 ROSEACRE, CHURCH LANE, ALPHETON, SUDBURY, SUFFOLK, CO10 9BL

Alpheton is a rural village with Parish Church, standing about 3 miles north of the historic and well served village of Long Melford. The Cathedral town of Bury St Edmunds is about 9 miles north and in addition to its comprehensive amenities there is access to the A14 trunk road with fast links to Ipswich, Cambridge, the M11 and London.

This beautifully presented four-bedroom detached house is situated off a private cul-de-sac set back from the village green with ample off-road parking, extensive garaging, generous westerly facing garden abutting paddocks and rolling countryside views. This property is being offered with **NO ONWARD CHAIN**.

A well-presented four-bedroom detached house with westerly facing garden and parking.

Obscure glass door leading to:-

ENTRANCE HALL: With open oak and glass staircase leading to first floor with large understairs storage cupboard and door leading to:-

DRAWING ROOM: A wonderfully light sociable room stretching from front to back with bay window overlooking the front garden and large window overlooking the rear garden and rolling countryside beyond. Your attention is immediately drawn to a contemporary stone fireplace with inset log burner with ample space for other sitting room furniture and French glass door leading to:-

GARDEN ROOM: A wonderfully light room stretching across the back of the property offering panoramic views over the rear garden and stunning countryside beyond built on a waist-height brick plinth with French doors leading to rear garden terrace.

DINING ROOM/STUDY: Situated at the front of the house, this is a more formal room with bay window offering pretty views over the front garden.

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of contemporary units with a thick granite worktop with matching breakfast bar island with further storage below. Integrated appliances include an eye-level oven, eye-level microwave combi oven, dishwasher, fridge, stainless-steel sink with mixer tap and drainer, induction hob and extractor above.

UTILITY/BOOT ROOM: This room is accessed from both the front drive and kitchen with glass panel door leading to rear garden, fitted with matching units to the kitchen with stone effect worktop, composite sink with drainer unit and mixer tap with space for fridge/freezer, washing machine and tumble dryer.

SHOWER ROOM: A three-piece suite consisting of a large walk-in shower cubicle with overhead shower, close coupled WC with glass wash hand basin, matching surround and mixer tap.

First Floor

LANDING: A large landing space with window offering views over the front garden and green beyond with ample space for a staircase should someone wish to obtain planning permission for a loft extension.

BEDROOM 1: A generous master bedroom with a range of fitted wardrobe and drawer units with matching dressing table as well as two further built-in wardrobes.

BEDROOM 2: A generous second bedroom with large window offering picturesque countryside views with built-in wardrobe with shelving and hanging rails.

BEDROOM 3: Another generous double bedroom with built-in wardrobe and views over the front garden.

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BEDROOM 4: A wonderfully light double bedroom with large window overlooking the rear garden and rolling countryside beyond with built-in wardrobe offering useful storage.

BATHROOM: An updated suite consisting of a free-standing large oval bath with central mixer tap and handheld shower, close coupled WC, wash hand basin with mixer tap and heated towel rail with attractive tiling from floor-to-ceiling.

Outside

The property is situated off of a private cul-de-sac set back from the village green with a block paved drive providing ample **OFF-ROAD PARKING** and in turn access to **TWO LARGE DOUBLE GARAGES** with up-and-over door and power connected.

The front garden is landscaped for low maintenance and is predominantly laid to lawn with an established hedgerow front border as well as a range of mature trees and borders offering seasonal colour. To the immediate rear of the property is a block paved terrace providing a great space for alfresco dining with well-established borders full of colour running down both the left and right hand side boundaries with the rest of the garden being predominantly laid to lawn stretching to the back of the garden where you will find a low level fence with stunning rolling countryside views beyond and a further sheltered terrace seating area.

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 F – 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.

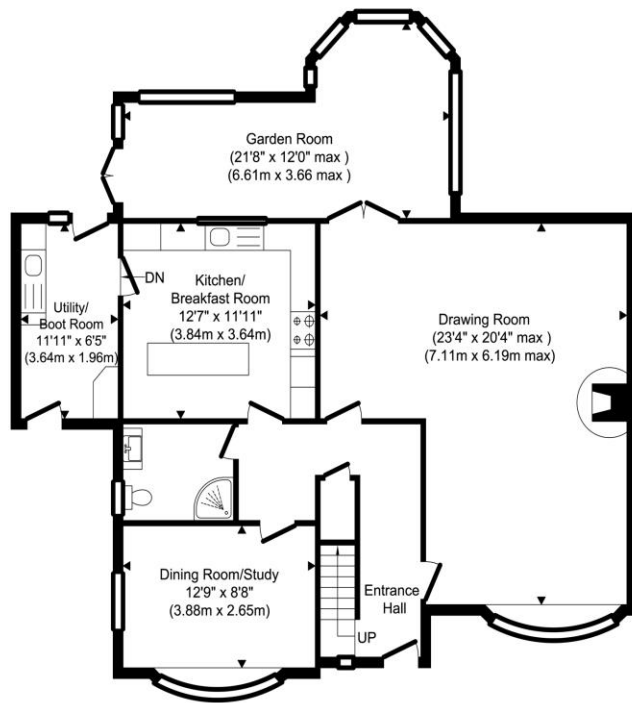
CONSTRUCTION TYPE: Brick

WHAT3WORDS: flown.limped.shame

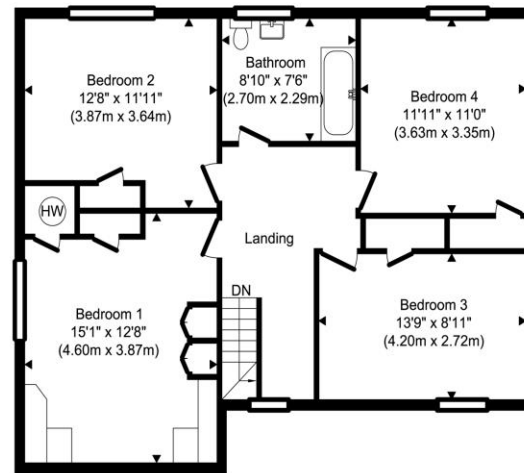
VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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

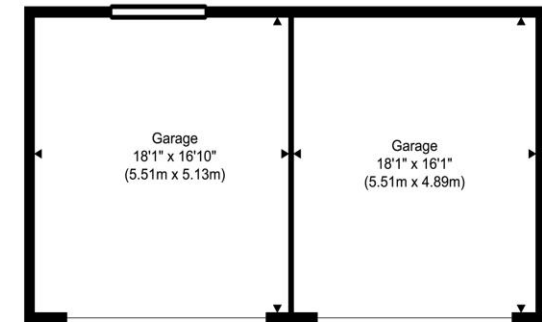
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Ground Floor
Approximate Floor Area
1129.78 sq. ft.
(104.96 sq. m)



First Floor
Approximate Floor Area
827.52sq. ft.
(76.88 sq. m)



Outbuilding
Approximate Floor Area
600.19 sq. ft.
(55.76 sq. m)

TOTAL APPROX. FLOOR AREA 2557.50 SQ.FT. (237.60 SQ.M.)

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