



**Highweek,
Depden, Bury St. Edmunds, Suffolk.**

**DAVID
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HIGHWEEK, CHURCH LANE, DEPDEN, SUFFOLK. IP29 4BU

Depden is a quaint rural Suffolk community located about 7 miles from the heart of the thriving market town of Bury St. Edmunds. The majority of the properties populating the village are located around the perimeter of one of the largest greens in the country, sitting in 44 acres the village green offers spectacular views and privacy with the added benefit of a local community and 12th century parish Church of St. Mary the Virgin, being one of the six Church of England parishes in the Suffolk Heights benefice.

An exceptional individual modern home built in 2007 with creature comforts such as underfloor heating, yet enjoying a plethora of characterful features including ornate cornicing and an inglenook fireplace with an expansive accommodation schedule of in the region 3685 sq.ft. and immaculate formal gardens **in the region of 0.5 acres** with the added benefit of detached triple garage block with a workshop/studio over.

An exceptional individual modern home enjoying expansive accommodation schedule in the region of 3685 sq.ft. with generous well-maintained grounds of 0.5 acres in this highly regarded Suffolk village.

Covered Entrance Porch with door to:-

ENTRANCE HALL: A warm welcoming space with staircase rising to first floor and door to principal rooms on the ground floor. Door to:-

DRAWING ROOM: A stunning triple aspect room with red brick inglenook fireplace with inset log burner and bressummer over. French style double doors opening onto the rear terrace. Double doors to:-

DINING ROOM: Situated just off of the Kitchen with window to rear aspect. A versatile space capable of accommodating formal dining on a large scale. Door to:-

SITTING ROOM: A cosy space located to the front of the property with dual aspect windows overlooking the front and side gardens.

KITCHEN/BREAKFAST ROOM: Well-appointed with a range of matching wall and base units and a number of integrated appliances including a fridge/freezer, dishwasher, stainless steel butler sink with one and a half bowl and drainer inset. Dual ovens with grill function over and 4-ring halogen hob

and extractor above. The room is tastefully divided to provide a duality of kitchen workspaces and a seating area for informal dining with French style double doors opening onto the terrace abutting the rear of the property. Door to:-

UTILITY ROOM: A further range of matching wall and base units, spaces for white goods such as a washer/dryer, stainless steel butler sink inset with drainer and mixer tap. Door to boiler cupboard.

CLOAKROOM : With white suite comprising WC and hand wash basin.

First Floor

LANDING: A light L shaped landing with doors to:-

PRINCIPAL SUITE: A substantial double bedroom with a wealth of integrated storage, window to side gardens and door to:-

EN SUITE SHOWER ROOM: With white suite comprising WC, hand wash basin and shower cubicle with glass hinge door.

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BEDROOM 2: A double bedroom with ample storage, window to front aspect and door to:-

EN SUITE SHOWER ROOM: With white suite comprising WC, hand wash basin, shower and window to side.

BEDROOM 3: A double bedroom with window to rear aspect.

BEDROOM 4: A double bedroom with window to rear.

BEDROOM 5: Bedroom with window to front.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath and separate shower with glass sliding door. Window to side aspect.

Outside

The property is accessed by a sweeping gravel driveway providing ample **OFF-ROAD PARKING** for a number of vehicles and bisecting the formal lawns to the left of the property before arriving at the:-

DETACHED GARAGE BLOCK: With a three-cell configuration comprising 2 garage bays either side of a substantial workshop. The garage bays are accessed by up and over doors and the central workshop is accessed by barn style double doors opening outwards. Power and light are connected. Above the garaging is a substantial:-

STUDIO/WORKSHOP: Capable of fulfilling a number of uses, currently used for storage but maybe ripe for conversion to a self-contained annexe subject to the relevant permissions.

The formal gardens are among one of the property's most attractive features with beautifully manicured lawns and established borders to all four sides. There are a myriad of hidden pathways leading between the thoughtfully planted flower beds and there is a substantial terrace abutting the rear of the property with a covered area leading to a substantial **LOG STORE** providing seating spaces for Alfresco dining.

In all about 0.5 acres.

CONSTRUCTION TYPE: Brick and render.

SERVICES: Main water and electricity. Private drainage (Klargester). Oil fired heating (underfloor heating at ground floor and radiators at first floor).

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F - £3,000.40 – 2024.

EPC RATING: C.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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WHAT3WORDS: ///permit.reprints.boldest.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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Approximate Area = 2446 sq ft / 227.2 sq m

Garage = 1239 sq ft / 115.1 sq m

Total = 3685 sq ft / 342.3 sq m

For identification only - Not to scale







