



Drury Close
Onehouse, Suffolk

**DAVID
BURR**

Drury Close, Onehouse, Suffolk, IP14 1FS

Onehouse is set amid countryside yet close to the market town of Stowmarket with local amenities including St John the Baptist church, local village inn, café with fishing lakes and community centre which is host to a sports and social club and the youth club. The town of Stowmarket (2 miles) offers a comprehensive range of schooling, shopping, recreational and cultural facilities together with a commuter rail link to London's Liverpool Street Station. The A14 trunk road bypasses the town and provides access to Bury St Edmunds as well as Ipswich and London via the A12.

An extremely well presented three bedroomed detached house situated on a larger than average plot on this newly constructed development built by respected developer Hopkins Homes approximately two years ago. This delightful house is situated at the end of a gravelled drive shared with one other property to the front of the development with views over surrounding countryside. The property benefits from gas fired central heating, double glazed modern sash style windows, generous landscaped gardens and detached single garage with off road parking for several vehicles.

An excellent three bedroom detached property with garage and parking and on a larger than average plot.

Central front entrance door opening into:

RECEPTION HALL: With doors to principal reception rooms and cloakroom. Staircase rising to first floor.

CLOAKROOM: Having W.C. and wall mounted wash hand basin.

LIVING ROOM: 18'3 x 10'10 (5.56m x 3.30m). With windows to front and side aspects. Moulded ceiling coving. The focal point of the room being the central fireplace with marble hearth and slips, wooden surround and mantle and inset gas coal effect fire.

KITCHEN/DINING ROOM: 18'3 x 9'8 (5.56m x 2.95m). A light and airy space with windows to front and side aspects and matching glazed French doors leading out to the garden. Fitted with a range of base and wall units combined with worktops and metro tiled splashback, stainless steel single drainer sink unit with mixer tap. Integrated appliances include double electric oven and four ring gas hob with stainless steel extractor hood over. Space and plumbing for dishwasher and space for fridge freezer. The kitchen opens onto the;

UTILITY AREA: 7'3 x 6'5 (2.21m x 1.96m). With additional storage cupboards. Space and plumbing for washer/dryer. Tiled splashbacks. Door to understairs storage area. Part glazed exterior door to rear.

First floor

LANDING: Window to rear aspect. Built-in storage cupboard and matching airing cupboard. Doors to bedrooms and bathroom.

BEDROOM 1: 11'3 x 11'1 (3.43m x 3.38m). A generous double bedroom with window to front. Built-in double wardrobes with sliding doors. Door to;

EN SUITE SHOWER ROOM: Window to front aspect. Walk-in double shower cubicle with chrome shower fittings, pedestal wash hand basin with mixer tap and W.C. Tiled splashbacks. Electric shaver point.

BEDROOM 2: 11'1 x 9'10 (3.38m x 3m). Also situated to the front and being a further double bedroom. Built-in storage cupboard.

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BEDROOM 3: 10' x 6'11 (3.05m x 2.11m). Positioned to the rear of the property with window to side aspect. Currently utilised as a study.

BATHROOM: Window to side. Suite comprising panelled bath with chrome mixer tap and hand shower attachment, pedestal wash hand basin with mixer tap and W.C. Electric shaver point. Part tiled walls.

Outside

The property is situated at the end of a quiet no through gravelled driveway with path leading to the front door with storm canopy porch and lawned areas to side. Adjacent to the property sits the detached **SINGLE GARAGE** with up and over door, power and lighting and side courtesy door into garden. In addition, there is off road parking for up to three vehicles. Timber access gate to the rear garden.

The rear gardens are truly delightful being larger than similar properties on the development and have been extensively landscaped to provide a tranquil and enjoyable place to relax in the warmer weather. Having central lawn area with limestone paved terrace for outdoor entertaining and well stocked side borders. Limestone paved pathway to the rear of the garden providing access to the garage and further fence and trellis screened area.

SERVICES: Mains water, drainage and electricity are connected. Gas radiator heating. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTE: The property is on a privately maintained road and there is an annual charge of £131.75 for the maintenance.

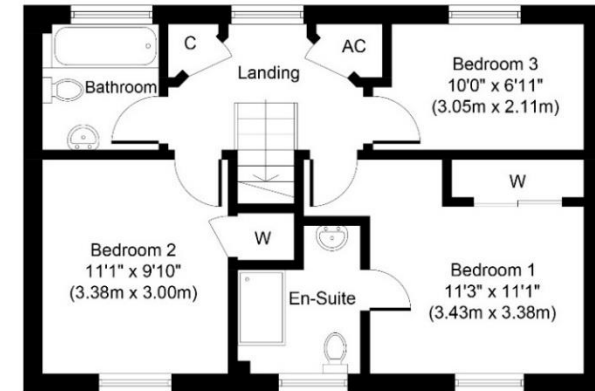
LOCAL AUTHORITY: Mid Suffolk District Council. Band D.

EPC RATING: B

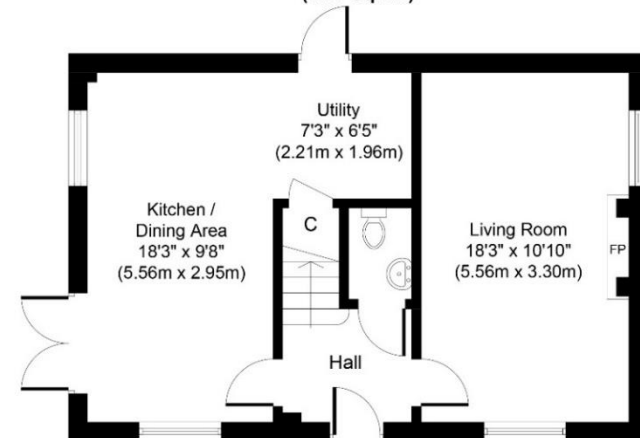
BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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First Floor
Approximate Floor Area
513 Sq. ft.
(47.7 Sq. m.)



Ground Floor
Approximate Floor Area
513 Sq. ft.
(47.7 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, transactions and/or lending 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.

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