



**Shangrila**  
**Withersfield, Suffolk**

**DAVID  
BURR**



# Shangrila, Hanchett End, Withersfield, Haverhill, Suffolk CB9 7RP

Withersfield lies in attractive countryside on the Suffolk/Cambridgeshire border. The village surrounds a large green and benefits from a pub and a fine church, which dates back to 1480. Cambridge is approximately 17 miles to the west. There is also easy access to the A14 and M11 and via these roads to the national road network. There are mainline stations at Cambridge, Whittlesford and Audley End, which offer a commuter service to London.

Shangrila is positioned at the very end of this private road, benefitting from an elevated position. This four bedroom bungalow offers wonderful accommodation for those looking for space.

## A spacious four bedroom bungalow set within a private road, whilst benefitting from an elevated position.

Entrance into:

**ENTRANCE HALL:** A large entrance hall which leads through to:

**LIVING ROOM:** A spacious reception room of double aspect with lovely views over the front garden and side. Electric feature fireplace set upon a tiled hearth.

**BEDROOM 4:** A good sized bedroom with views to the side.

**BEDROOM 3:** A double bedroom with built-in cupboards and views to the side.

**BEDROOM 2:** A very large bedroom with views to the side and rear of the property overlooking the garden. Built-in storage cupboard and En-Suite with WC, wash basin, part-tiled shower cubicle, heated towel rail and view to the rear garden.

**FAMILY BATHROOM:** Comprising corner shower unit, pedestal sink unit, panelled bath, WC and part-tiled walls. Views to the rear.

**DINING ROOM:** Of double aspect with views overlooking the garden and plenty of seating for a large dining table.

**KITCHEN:** Extensively fitted with a range of wall and base units under tiled worktops with stainless steel sink inset. Appliances include a Leisure range style cooker with five gas burners, oven, freestanding Siemens electric oven, water softener and space for a fridge/freezer. Plenty of space for table and chairs.

**BEDROOM 1:** An exceptionally spacious room with sweeping views over the front garden. **En-Suite** Comprising WC, part-tiled corner shower, wash basin and heated towel rail.

### Outside

The front of the garage is mainly laid to lawn with an impressive driveway for multiple cars. **DOUBLE GARAGE** with storage to eaves and light and power connected. A **UTILITY ROOM** leads off from the garage. Fitted with a range of wall and base units under a tiled worktop with stainless steel sink inset. Appliances include a tumble dryer and washing machine with French doors leading out to the terrace and side access leading to the garage. The rear garden is mainly laid to lawn with mature borders, trees and flowers. There is a terrace running along the entirety of the back of the property offering a wonderful place to entertain and dine outside. The garden also has three garden sheds, thus plenty of storage.

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**SERVICES:** Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** F. £3,090.55.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Block and brick.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1100 mbps download, up to 1100 mbps upload.

**Phone Signal:** Yes. Provider: Signal is limited.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None known.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None.

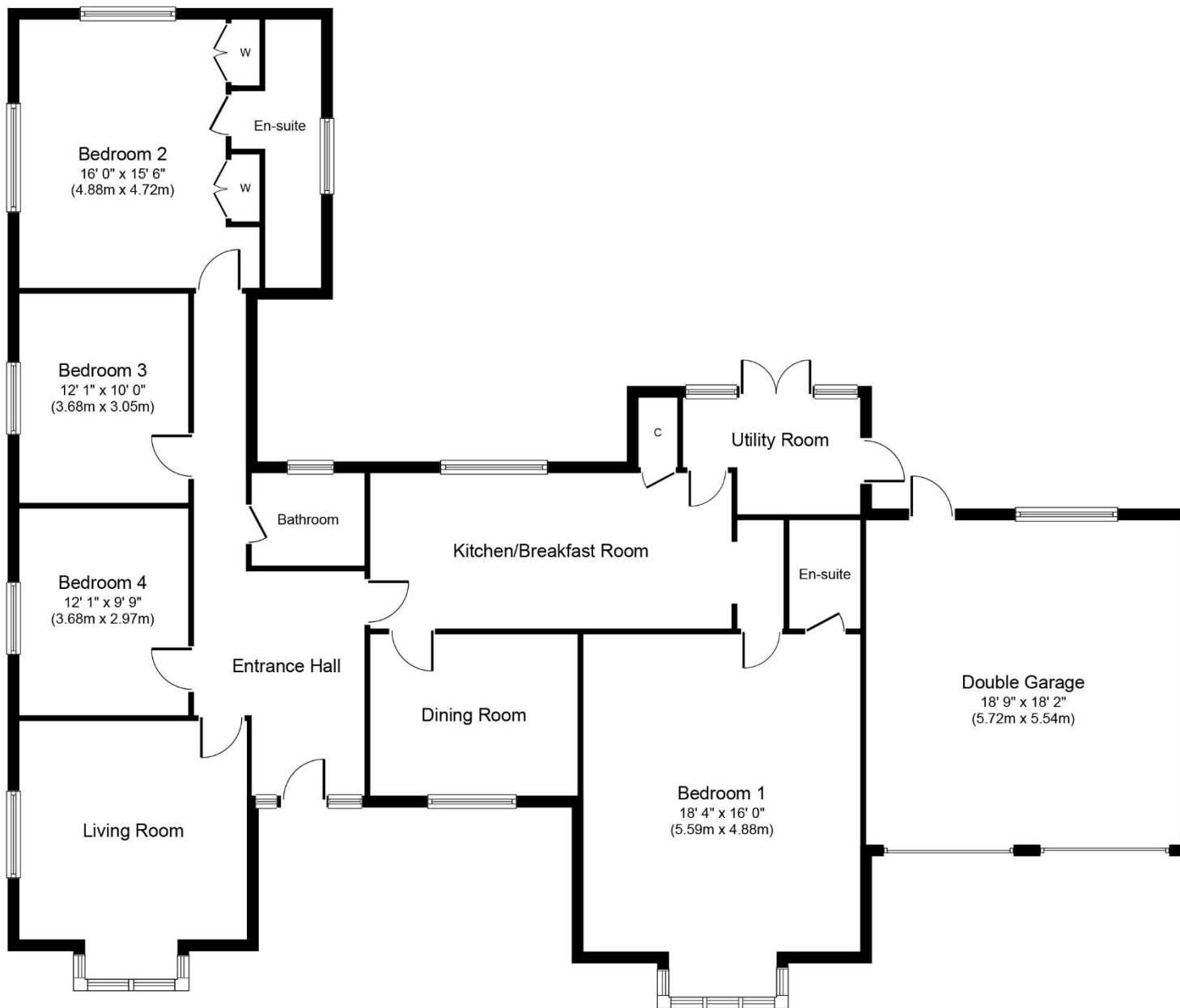
**RESTRICTIONS ON USE OR COVENANTS:** None.

**FLOOD RISK:** None.

**ACCESSABILITY ADAPTIONS:** None.

**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.





**Ground Floor**  
**Approximate Floor Area**  
**2,001 sq. ft.**  
**(185.9 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.

