



**Lynnetts, Old Bury Road,
Alpheton, Suffolk**

**DAVID
BURR**



LYNNETTS, OLD BURY ROAD, ALPHETON, SUDBURY, SUFFOLK, CO10 9BT

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.

A detached chalet bungalow situated on a quiet no-through road which would benefit from a degree of modernisation and offers buyers a superb opportunity to renovate to their own specification. Spacious and versatile accommodation is arranged over two levels which includes two reception rooms, a kitchen/breakfast room, a ground floor bedroom and bathroom and three further bedrooms (one en-suite) upstairs. There is the further benefit of a utility room and double garage. In front of the property is plenty of off-road parking whilst to the rear is a private enclosed garden which borders open fields.

A four-bedroom detached house on a quiet no-through road.

uPVC double doors opening into an:-

ENTRANCE VESTIBULE: With front door leading to:-

ENTRANCE HALL: With staircase rising to first floor and a storage cupboard off and doors leading to:-

SITTING ROOM: A well-proportioned reception room with a large range of double-glazed windows allowing for plenty of natural light and a fireplace with a polished Quartz hearth and carved surround.

DINING ROOM: A versatile reception room with an outlook to the front.

BEDROOM 2: A ground floor bedroom with floor-to-ceiling fitted wardrobes with mirror fronted sliding doors and inset shelving and hanging rail. Window with an outlook over the garden.

BATHROOM: Containing a bath with tiled surround and mixer tap and shower attachment over, WC and a pedestal wash hand basin.

KITCHEN/BREAKFAST ROOM: Arranged into two distinct areas with a matching range of base and wall level wood units with worksurfaces incorporating a four-ring hob with extractor fan above and a one-and-a-half sink with mixer tap above and drainer to side. Integrated electric oven with grill

beneath, space for a refrigerator and a window with an outlook over the garden. Plenty of room for a breakfast table and chairs adjacent to uPVC double doors opening onto the gardens. Further door leading to:-

UTILITY: With an additional range of base and wall level units with worksurfaces incorporating a stainless-steel sink with taps above and drainer to side, space and plumbing for a washing machine and also containing the oil boiler. Door opening onto outside, space for coats and shoes and a door connecting with the garage.

First Floor

LANDING: A spacious landing with a useful storage cupboard off and doors leading to:-

BEDROOM 1: A generous dual aspect double bedroom with four sets of double wardrobes providing extensive storage with shelving and hanging rails and a door leading to:-

EN-SUITE: Containing a tiled shower cubicle with glass screen door, WC and vanity suite wash hand basin.

BEDROOM 3: With an attractive outlook over the rear garden.

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BEDROOM 4: Currently utilised as a study but which could equally function as a further bedroom if required.

Outside

The property is situated in an elevated position with a brick paved driveway which leads up and into an area of **OFF-ROAD PARKING** for a number of vehicles which is enclosed by expanses of lawn containing a number of mature trees. The driveway leads onto a:-

DOUBLE GARAGE: With up-and-over door, power and light connected and a personnel door leading into the utility.

To the rear of the property is a stone paved terrace which abuts an expanse of lawn which contains two mature apple trees, colourful well-stocked flowerbeds and two useful **timber storage sheds**. A low-level hedge to the rear borders fields with a lovely view.

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 D – 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

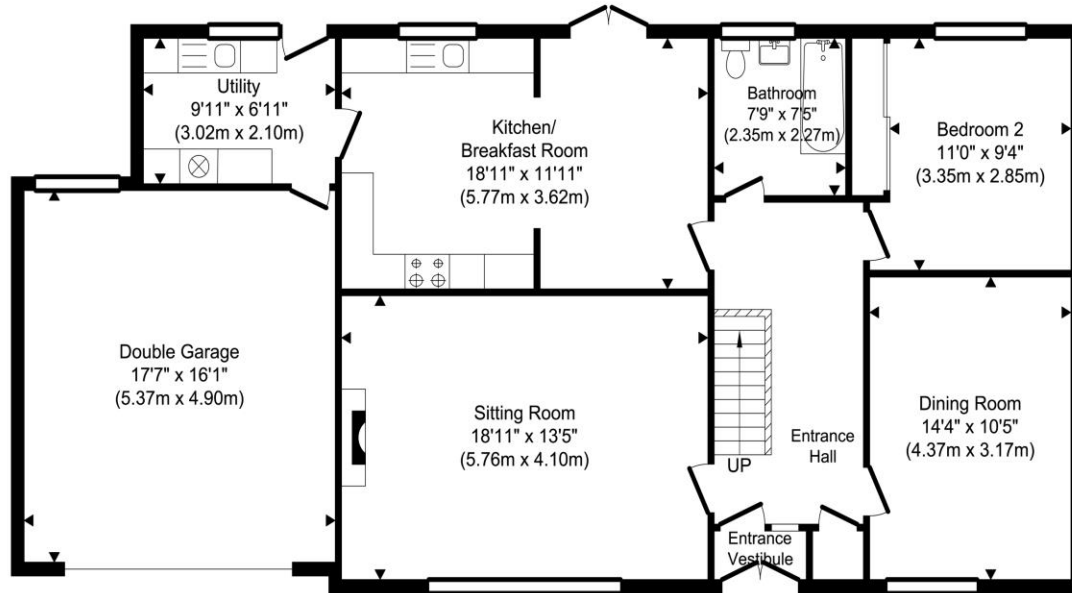
WHAT3WORDS: recount.oils.tortoises

CONSTRUCTION TYPE: Brick and block.

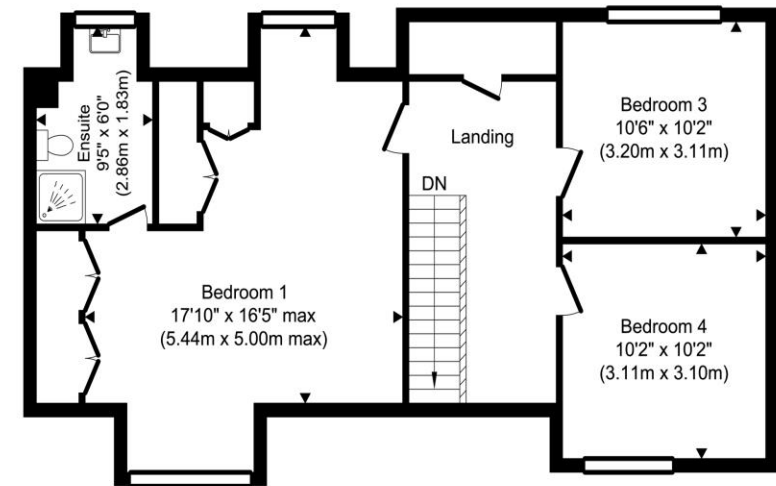
VIEWING: Strictly by prior appointment only through DAVID BURR.

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
1329.98 sq. ft.
(123.56 sq. m)



First Floor
Approximate Floor Area
694.81 sq. ft.
(64.55 sq. m)

TOTAL APPROX. FLOOR AREA 2024.79 SQ.FT. (188.11 SQ.M.)

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