



**4 Church Close
Hepworth, Suffolk**

**DAVID
BURR**

4 Church Close, Hepworth, Suffolk, IP22 2QF

Hepworth is a small rural village on the Norfolk/Suffolk border with a wonderful parish church, mobile library and the village hall serves a number of clubs, societies and sports including a drop in café, art group, and martial arts. There is also a book group, singing group and bee co-operative. The nearby villages of Stanton (2 miles), Barningham (2 miles), Botesdale and Rickingham (5 miles) offer an excellent range of local amenities including village stores, post office, schooling and doctors. The market town of Diss (11 miles) and the cathedral town of Bury St Edmunds (13 miles) have an excellent range of schooling, shopping, recreational and cultural facilities and Diss has a mainline rail link to London Liverpool Street.

Situated within the popular village of Hepworth, this spacious three-bedroom detached bungalow offers a comfortable and modern living experience. The property boasts a newly fitted kitchen and shower room, utility room, good-sized rear garden, workshop, garage and off-road parking for multiple vehicles. The bungalow's blend of contemporary updates and ample outdoor space makes it an ideal home for families and those seeking a tranquil village lifestyle.

A delightful bungalow having the perfect blend of modern living and village charm offering a comfortable and convenient lifestyle.

ENTRANCE HALL: The newly fitted front door opens into an inviting entrance hall with wood-effect laminate flooring, radiator, loft hatch and a large built-in airing/storage cupboard. Doors lead to various rooms within the bungalow.

LOUNGE: (14' 7" x 14' 1" / 4.45m x 4.29m). A bright and spacious lounge featuring dual aspect double glazed windows, a wooden fireplace with a tiled hearth housing a newly fitted wood-burning stove, wall-mounted lighting, two radiators, carpeted flooring and TV and telephone points.

KITCHEN/DINING ROOM: (10' 2" x 17' 8" / 3.10m x 5.38m). The newly fitted kitchen is a highlight of the home, equipped with wall and base units, under-cabinet lighting, a stainless-steel sink and drainer with one and a half bowls, work surfaces, tiled splashbacks, a vertical radiator, recessed spotlights and wood-effect laminate flooring. Integrated appliances include an eye-level double oven, ceramic hob with an extractor fan and a fridge/freezer. Rear aspect double glazed windows and French doors lead out into the rear garden, perfect for indoor-outdoor living.

UTILITY ROOM: (10' 5" x 5' 7" / 3.17m x 1.70m). The utility room features a front aspect double glazed window, newly fitted wall units, work surfaces, floor-mounted boiler, wood-effect laminate flooring and spaces for a washing machine, tumble dryer, under-counter fridge and freezer.

BEDROOM 1: (11' 2" x 11' 2" Plus Recess / 3.40m x 3.40m Plus Recess). This bedroom includes a rear aspect double glazed window, radiator, and carpeted flooring.

EN-SUITE CLOAKROOM: With a low-level flush WC and wash hand basin.

BEDROOM 2: (11' 10" x 13' 10" / 3.61m x 4.22m). Featuring a front aspect double glazed window, carpeted flooring and a radiator.

BEDROOM 3: (9' 9" x 8' 5" / 2.97m x 2.57m). This bedroom includes a front aspect double glazed window, radiator and carpeted flooring.

SHOWER ROOM: A newly fitted shower room with a rear aspect double glazed window, large walk-in shower cubicle with a rainfall shower head

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and additional shower head, extractor fan, fully tiled walls, low-level flush WC, wash hand basin in vanity units and recessed spotlights.

Outside

The front of the property features a well-maintained lawn area with mature trees and flowers, providing a welcoming entrance. There is access to the rear garden, **GARAGE** and off-road parking for multiple vehicles.

The rear garden is an idyllic retreat with a lawn area, mature planted flower beds and a paved patio area, perfect for relaxing and dining during the summer months. The garden is fully enclosed with new fencing, offering privacy and security. Additionally, there is access to the front of the property, the garage and a workshop, providing ample storage and workspace.

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

LOCAL AUTHORITY: West Suffolk District Council. Band D

EPC Rating: E

BROADBAND AND 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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