

Pl



**The Oaks,
Sicklesmere, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



THE OAKS, SICKLESMERE, BURY ST. EDMUNDS, SUFFOLK. IP30 0TJ

Located just 2 miles away from Bury St Edmunds town centre, the village of Sicklesmere offers a local shop/post office and public house. The market town of Bury St Edmunds offers a vast range of local amenities, easy access to the A14 and rail transport links to Ipswich, Cambridge and London Liverpool Street/Kings Cross.

This exceptionally well-presented detached house was constructed by an award-winning developer in 2008 and blends period features with spacious accommodation well suited for modern living. Further benefits include a double garage, off-road parking and generous rear garden. **In all about 0.23 acres.**

An exceptionally well-presented detached house well placed for quick access to Bury St. Edmunds.

ENTRANCE HALL: A spacious inviting area with a large oak wood floor, fitted barrier matting and useful storage cupboard. Glass double doors open to:-

DRAWING ROOM: A light, spacious room with a light oak wood floor running throughout and a wall of glass providing lovely views over the garden and incorporating double doors opening on to terracing. Floor to ceiling slate tiled chimney with stone hearth and inset multi-fuel stove.

DINING ROOM: Currently utilised as an office and offering potential to be a playroom, snug, etc with light oak wood floor running throughout.

STUDY: Light oak wood floor.

KITCHEN/BREAKFAST/LIVING ROOM: An exceptional space with an attractive tiled floor running throughout. 13ft wide set of bi-folding glass doors that provide views over the garden and open on to terracing. The kitchen has been fitted with an extensive range of attractive modern units with display shelving finished with thick Quartz worktops. This continues to a large island complete with extensive breakfast bar. Integrated appliances include 2 electric ovens, combination microwave oven, dishwasher, wine fridge and 4-ring hob with fitted extractor fan over. Space/point for American style fridge/freezer. Wine storage and integrated

bins. There is a further storage cupboard with plumbing for a water softener, fitted shelving and opening to:-

UTILITY ROOM: Fitted with an extensive matching range of units and Quartz worktops that incorporates a single drainer sink unit with mixer tap over. Plumbing for washing machine. Door to garden and door to the garage.

CLOAKROOM: Light oak wood flooring, WC and wash hand basin.

First Floor

LANDING: Built-in wardrobes/storage cupboard, linen cupboard and access to loft storage space. Doors to:-

BEDROOM 1: Enjoying views over the rear garden and finished with extensive built-in wardrobes, attractive flooring and door to:-

EN SUITE: Large double shower cubicle, WC and wash hand basin with storage below.

BEDROOM 2: Enjoying views over the rear garden. Door to:-

EN SUITE: Large shower cubicle, heated towel rail, WC and wash hand basin.

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BEDROOM 3: Overlooking the rear garden, light oak wood flooring, wardrobe and shelving.

BEDROOM 4: Light oak wood flooring.

FAMILY BATHROOM: A spacious room finished with a ball and claw foot roll top bath, large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

Outside

The drive provides **OFF-ROAD PARKING** and leads to:-

DOUBLE GARAGE: With light and power connected and door to utility room.

The generous rear garden is one of the property's most attractive features and includes a large area of terracing complete with inset lighting and designed with entertaining/dining Alfresco in mind. This opens to an expanse of lawn on two levels. Water and lighting are connected along with power points.

In all about 0.23 acres.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F.

EPC RATING: C.

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

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WHAT3WORDS: ///enhancement.offerings.hilltop.

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

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Sudbury Road, Sicklesmere, Bury St. Edmunds, IP30

Approximate Area = 2290 sq ft / 212.7 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2620 sq ft / 243.3 sq m

For identification only - Not to scale



