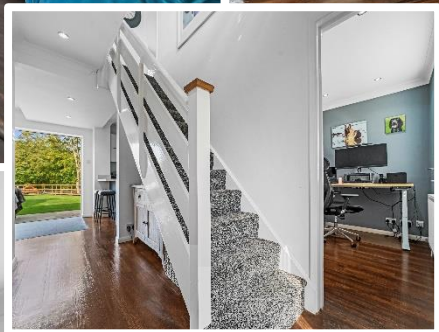




DAVID
Burr

17 Meadow Close
Felsham, Suffolk



17 Meadow Close, Felsham, Bury St Edmunds, Suffolk, IP30 0QS

Felsham offers a good range of amenities including a community run post office/village store, public house, parish church and village hall which is host to a range of clubs and events. The historic cathedral town of Bury St Edmunds is approximately 7 miles and has an excellent range of schooling, shopping, recreational and cultural facilities. The market town of Stowmarket is approximately 6.5 miles to the east which also has a good range of shops and a mainline rail link to London Liverpool Street. The A14 dual carriageway (about 5 miles) provides fast road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/M11.

A superb four-bedroom detached family house that has undergone significant improvements and alterations over recent years and is now presented to the highest of qualities throughout. This delightful property offers well-appointed generous accommodation to both floors and of particular note is the impressive open plan sitting/dining/kitchen area with bi-folding doors to the impeccable rear garden. The rear garden of 17 Meadow Close is a genuine delight and has been meticulously cared for by the present owners that boasts enviable countryside views to the side and rear ultimately creating a wonderful idyllic setting. This property is further enhanced by off street parking for numerous vehicles and a detached garage.

An impressive detached family house affording well-appointed accommodation with excellent open plan sitting/dining/kitchen area and an impeccable garden offering countryside views.

Entrance door opening through to;

ENTRANCE HALL: A large inviting area having staircase rising to first floor. Opening through to;

SITTING/DINING/KITCHEN AREA: A wonderful space cleverly designed into three distinctive areas with the sitting area offering a front aspect and having a wood burning stove set upon a tiled hearth that creates the main focal point of this area. Wood effect flooring then continues through to the designated dining area with wonderful bi-folding doors opening to the rear grounds allowing views of the garden and for entertaining family and friends. This area continues to the kitchen area. The kitchen is fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with single drainer and mixer tap. Further integrated appliances include eye level double oven, four ring electric hob under extractor hood and dishwasher. Door opening to;

UTILITY ROOM: A useful room with space for washing machine and fridge. Personnel door opening to the side. Further door opening to cloakroom.

CLOAKROOM: Fitted with W.C. and wash hand basin.

STUDY: Being located towards the front of the property this delightful room is currently occupied as a home office, however would lend itself to a multiple of uses if so required.

First floor

LANDING: A welcoming area with large built-in storage cupboards. Doors to;

BEDROOM 1: A delightful generous sized room that offers rear aspect with views of the countryside beyond.

BEDROOM 2: A splendid room having front aspect and substantial built in wardrobes to one wall.

17 Meadow Close, Felsham, Bury St Edmunds, Suffolk, IP30 0QS

BEDROOM 3: Again, offering front aspect.

BEDROOM 4: Having built-in wardrobes currently occupied as a walk-in dressing room with rear aspect enjoying views of the countryside beyond. However, would easily revert to a fourth bedroom if required.

SHOWER ROOM: Having a large walk-in shower cubicle with rain head style shower and part tiled surround, W.C. and wash hand basin with mixer tap. Tiled flooring.

Outside

The property is approached via a part shared shingle driveway which in turn continues to the property and **GARAGE** with up and over door and personnel door. The remainder of the front has a path to the property flanked by lawn area and well stocked flowering bed. The front of the property also has off street parking for numerous vehicles. A path continues to the side of the property giving access to the rear.

As previously mentioned, the rear garden is a sheer delight and possibly one of the main key selling features of the property. The garden has been meticulously cared for by the present owners and is now stocked with an abundance of wonderful flowering borders which is complemented by a large lawn with two designated seating areas, one immediately adjacent to the property ideally placed to enjoy al fresco dining the other at the very end of the grounds allowing one to enjoy the wonderful countryside views.

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

LOCAL AUTHORITY: Mid Suffolk District Council – Band D

EPC RATING: F

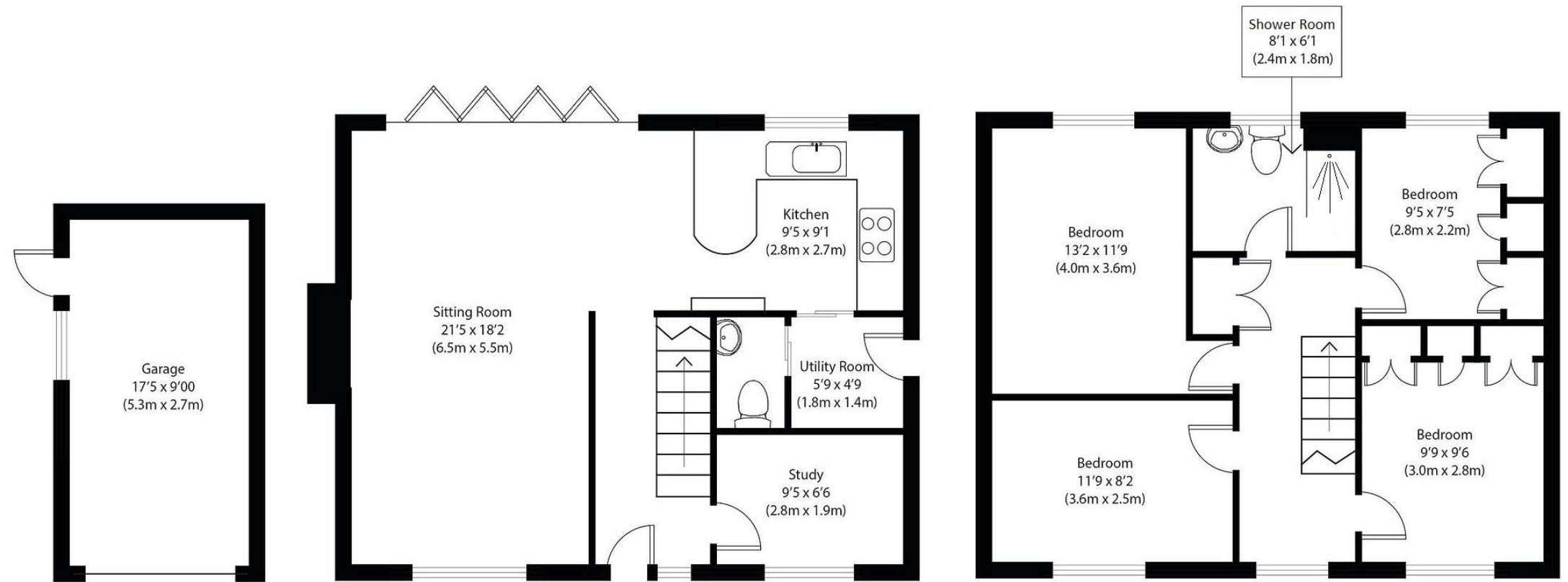
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

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 whatever 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.



17 Meadow Close, Felsham, Bury St Edmunds, Suffolk, IP30 0QS



Ground Floor

Approximate Gross Internal Area
Main House 1215 sq ft (113 sq m)
Garage 160 sq ft (15 sq m)
Total 1375 sq ft (127 sq m)

First Floor

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

