



DAVID
BURR

**Pantiles,
Brockley, Bury St. Edmunds, Suffolk.**



PANTILES, THE GREEN, BROCKLEY, BURY ST. EDMUNDS, SUFFOLK. IP29 4AP

Brockley is a quaint rural hamlet situated approximately 7 miles south of the cathedral town of Bury St Edmunds and 9 miles north of Sudbury on the B1066, both with an excellent range of schooling, shopping, recreational and cultural facilities. Brockley is 2 miles from the picturesque village of Hartest centred around The Green, a conservation area and characterised by its variety of period buildings and amenities include a primary school, a butchers, doctor's surgery, public house and village church.

Having been refurbished to a high standard in recent years and benefitting from proportionate accommodation arranged over two floors, this five-bedroom family home occupies a prominent position set well back from the road just off the Village Green well placed for amenities such as Hartest Village in one direction and Bury St. Edmunds in the other. Other notable features include ample off-road parking and generous, well-maintained private grounds.

In all about 0.22 acres.

A stylish 5-bedroom detached family house set just off The Village Green in this rural yet accessible Suffolk village.

ENTRANCE HALL: With stairs to first floor. Tiled flooring. Doors to:

CLOAKROOM: A white suite comprising W.C. and wash basin with storage under. Tiled walls and tiled flooring.

SITTING ROOM: 19'9" x 11'5" (6.03m x 3.48m). A light triple aspect reception room with feature fireplace, wood mantel and inset log burner on a slate hearth. Door to:

DINING ROOM: 17' x 9'1" (5.17m x 2.77m). With bi-fold doors to rear aspect overlooking the garden and opening onto the terrace abutting the rear of the property. Opening to:

KITCHEN/BREAKFAST ROOM: 18'2" x 9'11" (5.54m x 3.02m). A stylish, well-appointed kitchen extending from the front to the back of the property with a matching range of wall and base units with wooden worktops over and inset with butler sink and drainer. Integrated appliances include halogen hob with extractor over, oven, grill and dishwasher. Space for washing machine. Door to rear and dual aspect windows to the side and front. Opening to:

UTILITY AREA: Matching units including cupboards with wooden worktop over.

First Floor

LANDING: With access to loft. Window to rear aspect and doors to:

PRINCIPAL BEDROOM SUITE: 17'4" x 9'5" (5.29m x 2.86m). Located in the first-floor extension, this double room benefits from views to the rear aspect and open plan through to:-

EN SUITE: A luxurious white suite with WC, wash basin with storage under and freestanding bath with shower attachment. Heated towel rail. Tiled flooring. Juliet balcony to front.

BEDROOM 2: 11'3" x 9'7" (3.47m x 2.97m). A double room with window to the front aspect.

BEDROOM 3: 10'2" x 9'5" (3.11m x 2.87m). With window to front aspect.

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BEDROOM 4: 9'8" x 7'9" (2.99m x 2.42m). With window to rear aspect.

BEDROOM 5: 9'3" x 6'3" (2.86m x 1.93m). Window to rear aspect.

FAMILY SHOWER ROOM: With large shower cubicle, WC and wash hand basin.

Outside

Set well back from the road just off the village green and accessed via a private track, which in turn leads to the driveway through a 5-bar gate providing ample **OFF-ROAD PARKING**. The grounds are private in nature and predominantly lawned with boundaries clearly defined. The grounds are interspersed with a selection of flower and shrub borders as well as some specimen trees and a wooden **STORAGE SHED**.

In all about 0.22 acres.

AGENTS NOTE

Please note that the property is accessed via an unadopted privately maintained road.

SERVICES: Main water, drainage and electricity 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: D - £2,114.06 – 2024/25.

EPC: E.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

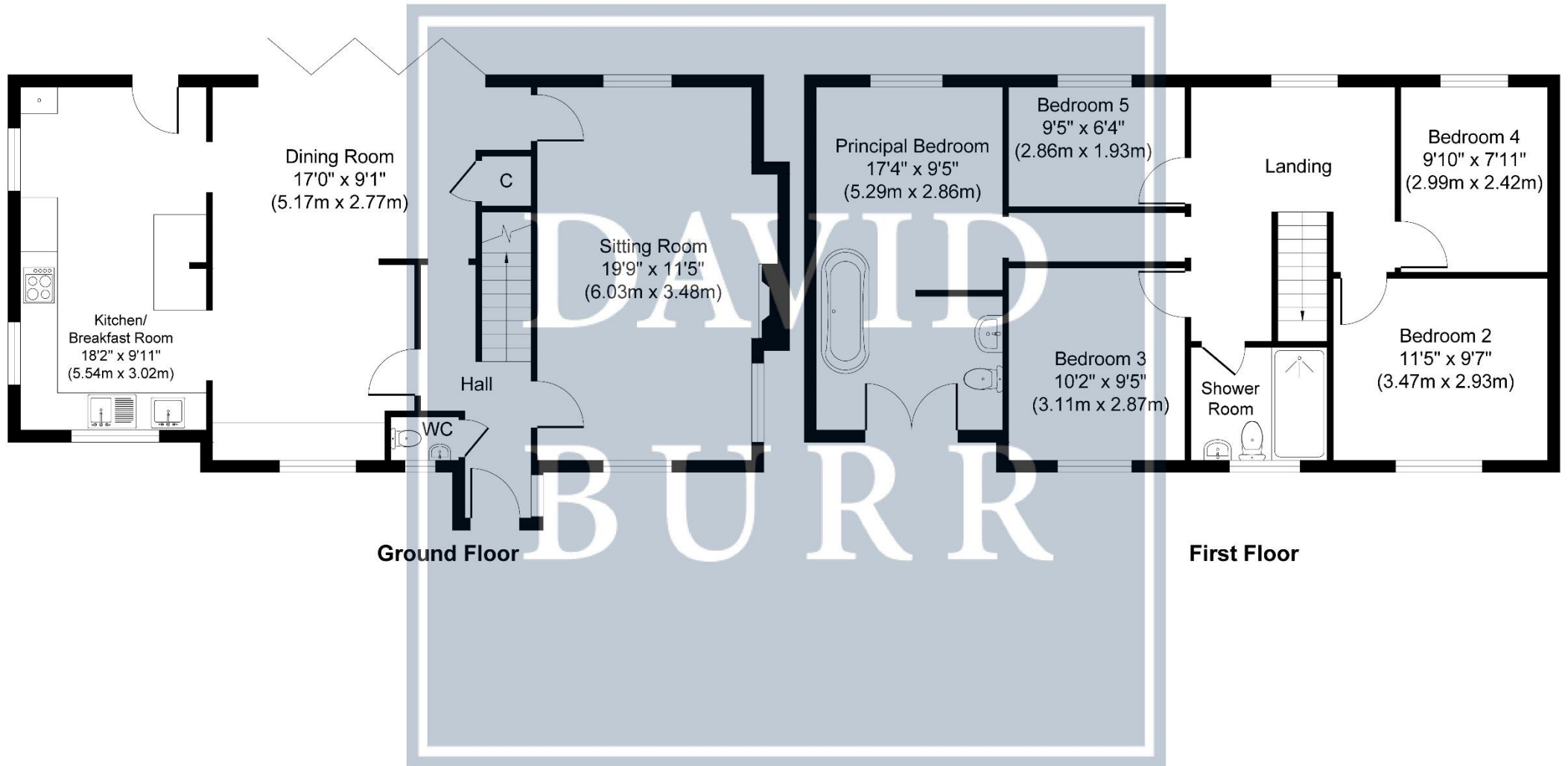
MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom). NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///caravans.oils.counters.

VIEWING: Strictly by prior appointment only through DAVID BURR on 01284 725525.

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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.

