



**Fleetwood,
Troston, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



FLEETWOOD, LIVERMERE ROAD, TROSTON, SUFFOLK. IP31 1ER

Troston is a small rural Suffolk village with local facilities including a village hall, church and a newly refurbished and well-regarded village Pub (The Bull) and a large village playing field. The nearby village of Ixworth is approximately 3 miles and provides a good range of local amenities including doctors and schooling. The nearby historic market town of Bury St Edmunds (7 miles) has an excellent range of schooling, shopping, recreational and cultural facilities together with access to the A14 linking the east coast, Cambridge, the Midlands and London via the M11.

A stunning recently refurbished and highly efficient family home offering an accommodation schedule of approximately 2500 sq.ft. within one of the areas most popular villages with further benefits to include garaging and sunny south-east facing rear gardens. The renovations have been completed by a highly regarded local builder with exacting standards and attention to detail on display throughout the property. The particular jewel in the crown is the kitchen/breakfast/sitting room measuring 37ft with bi-folding doors and views over the gardens.

An immaculately presented and refurbished family home, finished with exquisite attention to detail and a generous accommodation schedule in excess of 2500 sq.ft. with sunny south facing gardens.

ENTRANCE HALL: With parquet flooring, stairs rising to first floor and understairs storage cupboard. Door to:-

DRAWING ROOM: Finished with ornate panelling and sash windows to the front elevation. The drawing room is well equipped for formal entertaining on a large scale.

SITTING ROOM: A bright and welcoming open-plan space accessible from the Inner Hallway and ideal for informal entertaining with steps up to:-

KITCHEN/BREAKFAST/DINING ROOM: Undoubtedly the hub of the home, finished with exquisite attention to detail and in brief comprising a range of matching wall and base units with a near central island with breakfast bar seating to one side and storage to the other, integrated appliances include the one and a half bowl ceramic butler sink with mixer tap over, AEG dual ovens with AEG hob and extractor over. Integrated

dishwasher within the island and integral fridge/freezer. The kitchen is flooded with natural light with four skylight windows and further dual aspect windows overlooking the rear gardens and a 9ft wide wall of glass opening onto the terrace abutting the side of the property via bi-folding doors.

OFFICE: A versatile space located towards the rear of the property with views over the rear garden.

CLOAKROOM: With white suite comprising WC, hand wash basin with storage under and frosted window to front.

INTEGRAL GARAGE: Accessible via a door in the hallway with electric roller shutter door to the driveway and provision for an electric car charger (please note that an electric charger is not fitted but the outlet for the power is present). Further door opening to the:-

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BOOT ROOM: Ideal for coming in and out with pets with a personnel door leading to the terrace abutting the rear of the property and spaces for white goods including a washer/dryer. There is a stainless-steel sink inset with drainer and mixer tap over as well as housing the oil-fired boiler. Window to rear aspect.

First Floor

LANDING: A light and bright space with skylight window to front and doors to:-

PRINCIPAL BEDROOM: A substantial bedroom suite initially comprising a large double bedroom with views of the fields beyond the rear boundary of the property. Door to:-

EN SUITE: White suite comprising WC, hand wash basin with Quartz surround, storage under and shower with glass sliding door, shower attachment over and finished with chrome heated towel rail. On the other side of the room is a large walk-in wardrobe with space for freestanding storage and skylight window to rear.

BEDROOM 2: A generous double bedroom with window to front aspect and large walk-in storage cupboard.

BEDROOM 3: Double bedroom with window to rear aspect.

BEDROOM 4: Double bedroom with window to front aspect.

FAMILY BATHROOM: Beautifully appointed with a white suite comprising a WC, hand wash basin, corner panel bath with mixer tap and hand-held shower attachment over. Corner shower with glass door and frosted window to rear aspect. Airing cupboard: A large walk-in cupboard with ample space for storing linen and housing the hot water cylinder.

Outside

The property has an attractive public facing aesthetic with genuine kerb appeal, set well back from the road and accessed by double gates leading from the roadside which open onto the driveway providing ample **OFF-ROAD PARKING** for a number of vehicles as well as providing access to the:-

INTEGRAL GARAGE: Via the roller door. There is personnel access to the side of the property in order to facilitate access to the rear boot room without needing to go via the house, this is secured via a personnel gate.

The rear gardens are among the property's most attractive features, predominantly laid to lawn with a south-easterly aspect. There is a generous terrace abutting the rear of the property ideal for Alfresco dining and entertaining and a substantial:-

OUTBUILDING: With a pan tiled roof and covered area for dining or entertaining on a larger scale. Borders are delicately planted and home to a mixture of specimen trees and shrubs. Boundaries are clearly defined by fencing to all sides. There are steps up to a Kitchen Garden in the rear most corner of the plot.

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CONSTRUCTION TYPE: Brick.

SERVICES: Main electricity, water and drainage. Oil fired heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,872.69 – 2024/25.

EPC RATING: Awaiting report.

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

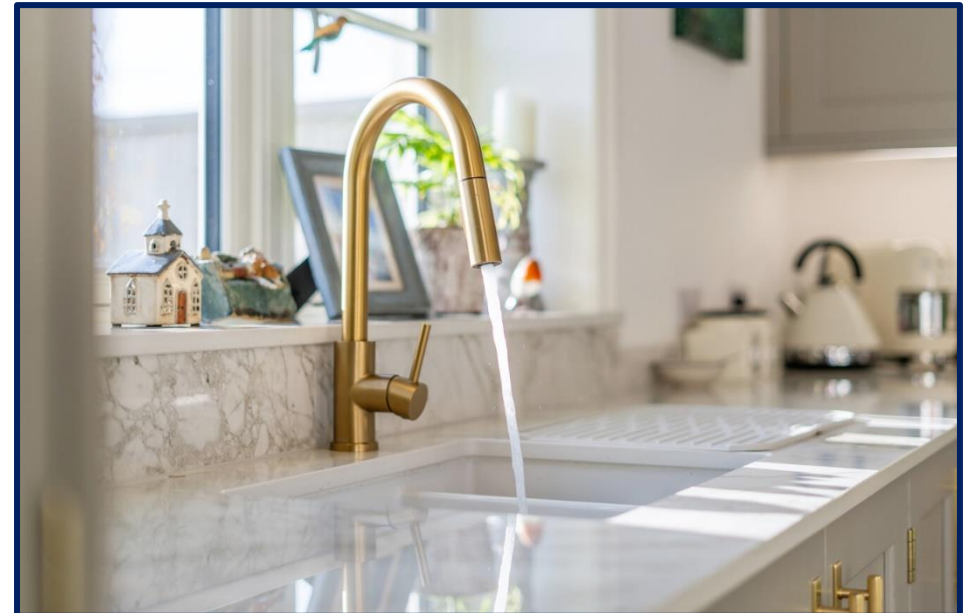
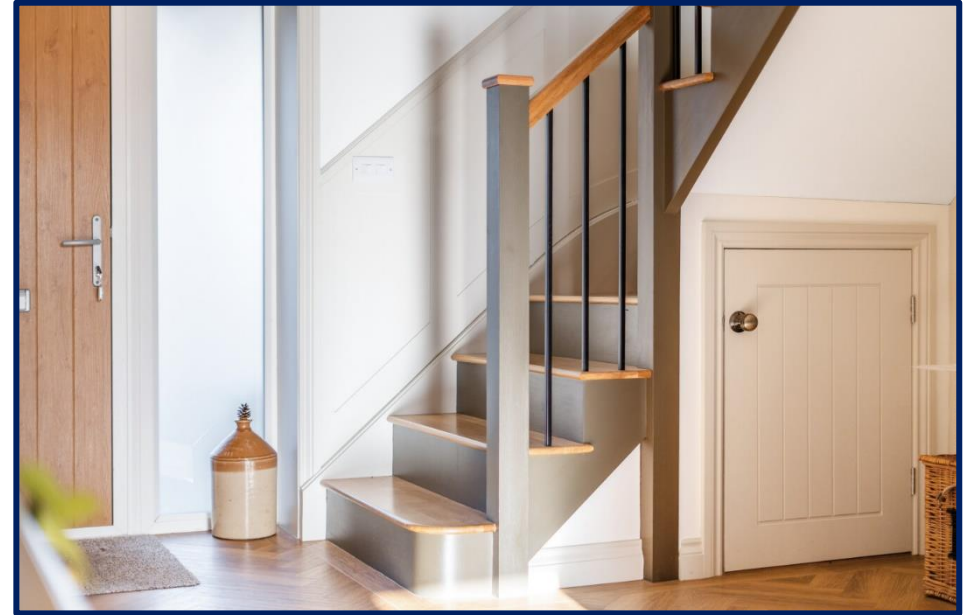
MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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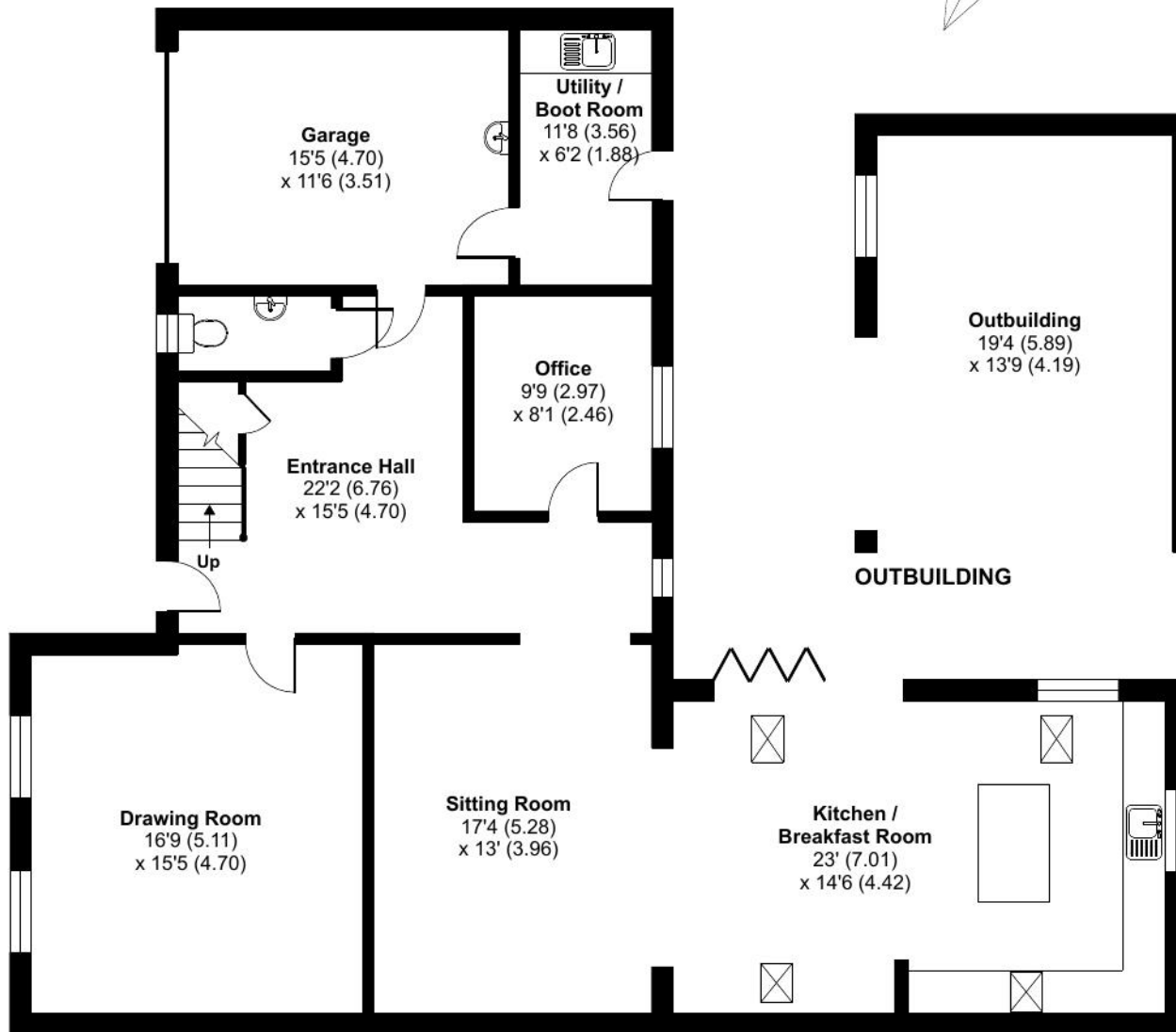
WHAT3WORDS: ///amending/pouting.cooked.

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

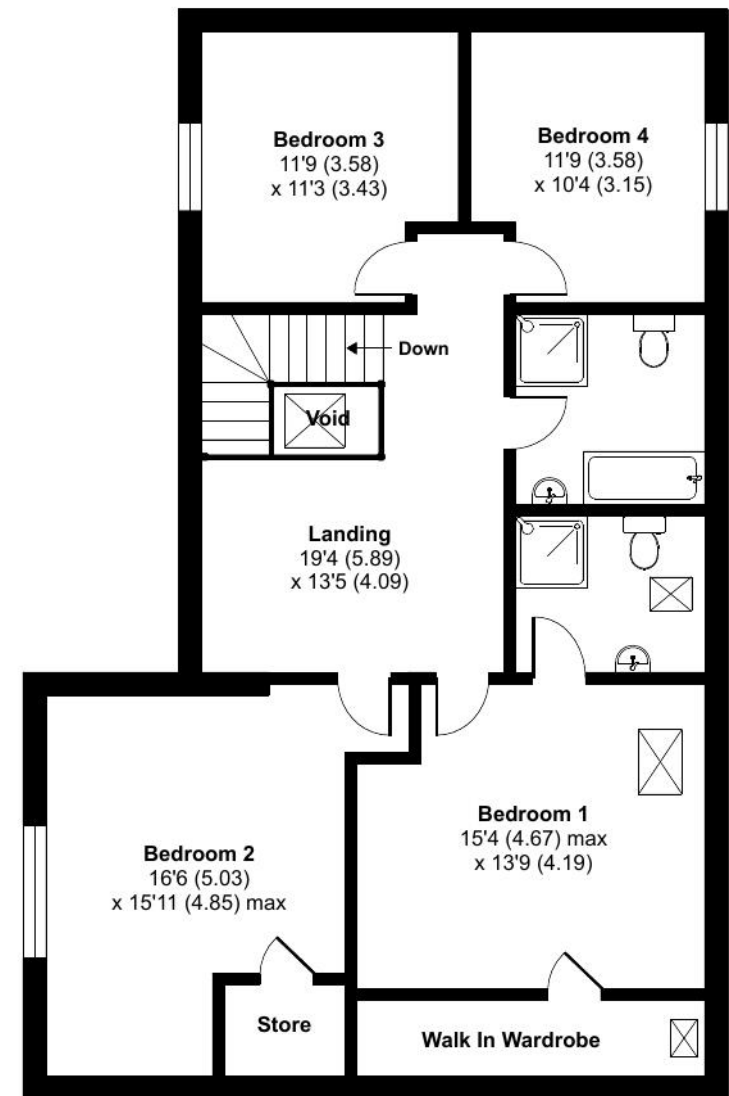
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GROUND FLOOR



FIRST FLOOR



