



DAVID
BURR

Gooches, School Road,
Pentlow, Suffolk



GOOCHES, SCHOOL ROAD, PENTLOW, SUDBURY, SUFFOLK, CO10 7JP

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes' drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

This spacious four double-bedroom detached bungalow with double garage is situated in the picturesque of Pentlow and this is the first time the property has come to market since being built by the current owner in 1964. The bungalow sits centrally within a generous plot of 0.225 acres with established grounds, ample off-road parking with workshop and cloakroom that could have a range of different uses. This property is being offered with **NO ONWARD CHAIN**.

A four-bedroom bungalow within a generous plot.

ENTRANCE HALL: A wide inviting hall with all rooms leading off with useful cupboard for shoes and coats.

SITTING/DINING ROOM: A large L-shaped room sitting from front to back with initial dining seating area with large window overlooking the rear garden and glass panel door leading to rear garden terrace. A Yorkstone fireplace is situated in a corner of this room with inset log burner leading round to a seating area with bay window offering pretty views over the front garden.

KITCHEN/BREAKFAST ROOM: The kitchen is fitted out with a wide range of matching shaker style units with worktop above and tiled splashback. Integrated appliances include a dishwasher, one-and-a-half sink with drainer unit with space for a fridge/freezer, washing machine and large Range cooker. Neighbouring this is a dining/seating area with pretty views over the rear garden and door leading to rear garden terrace.

STUDY: Accessed off the entrance hall, this room is fitted with a wide range of shelving with pretty views over the front garden.

MASTER BEDROOM: Two double built-in wardrobes provide ample shelving and hanging rail space with window to the front offering pretty views.

BEDROOM 2: A generous second bedroom with views over the front garden.

BEDROOM 3: A good size double bedroom with slide wardrobes offering useful storage and views over the front garden.

BEDROOM 4: A fourth double bedroom offering views over the rear garden.

BATHROOM: A four-piece suite consisting of a double-width walk-in shower with overhead power shower, large panel bath with mixer tap, WC and wash hand basin with mixer tap and vanity unit and heated towel rail.

Outside

Double wooden gates and block paving leads to an area off **OFF-ROAD PARKING** and in turn access to the **DOUBLE GARAGE** with up-and-over doors and power connected with service door leading to the rear garden.

The front garden has been beautifully landscaped across many years with a large expanse of lawn and well-established borders of shrubs and hedging for privacy with footpath leading to rear.

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The rear garden has been broken up into two distinct areas with an initial terrace seating area and footpath leading to a raised terrace towards the back of the garden neighbouring a pond being a great space for entertaining with the rest of the garden being predominantly laid to lawn with well-stocked borders of seasonal colour. Beyond this is a vegetable garden with raised borders surrounded by a number of soft fruit trees with service door to the rear of the garage.

Between these two parts of the garden is a large **WORKSHOP** that has been recently used as a further utility room which also has a **CLOAKROOM**. This room has the potential for a range of uses such as home office or secondary accommodation, subject to planning.

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

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: F

TENURE: Freehold.

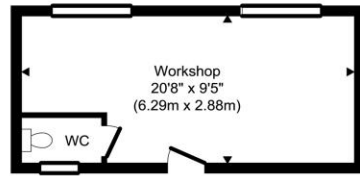
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: hiking.sedative.garlic

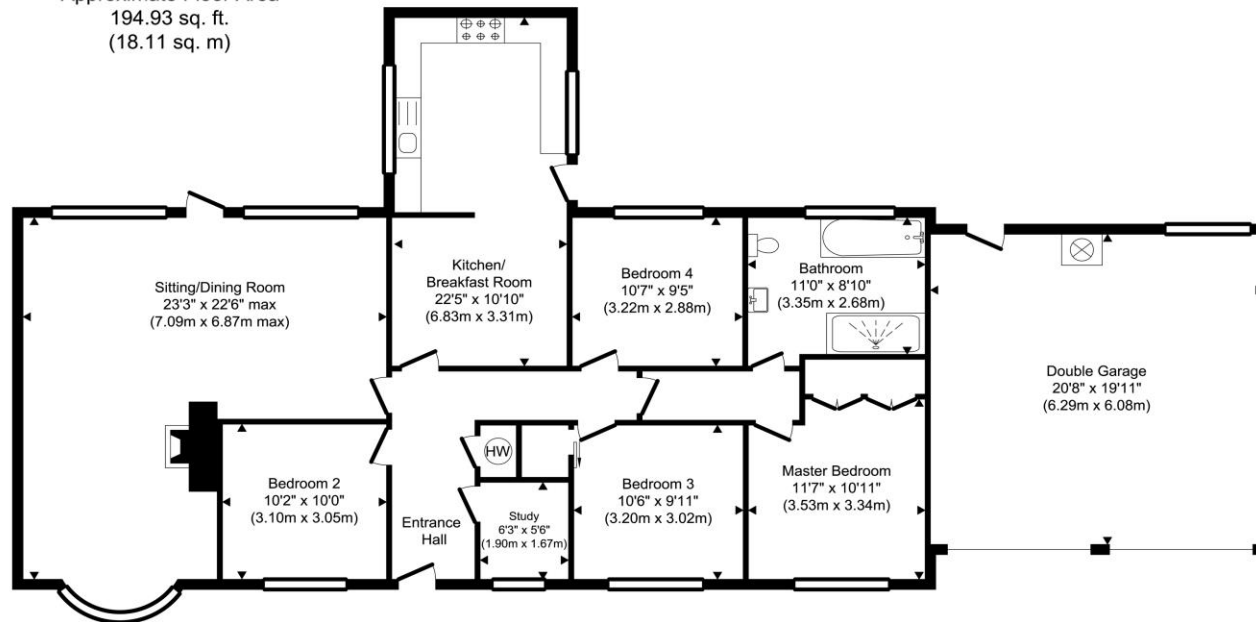
VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.

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Outbuilding
Approximate Floor Area
194.93 sq. ft.
(18.11 sq. m)



Approximate Floor Area
1867.64 sq. ft.
(173.51 sq. m)

TOTAL APPROX. FLOOR AREA 2062.58 SQ.FT. (191.62 SQ.M.)

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