



Buttonhaugh House
Norton, Suffolk

**DAVID
Burr**



Buttonhaugh House, Hardings Lane, Norton, Suffolk, IP31 3NW

Norton is a well-connected and popular Suffolk village, offering a range of amenities including a shop, post office, garage, and the highly regarded village pub – The Dog. Families are well served by a respected local primary school, and commuters benefit from excellent access to the A14, linking easily to Bury St Edmunds and Stowmarket. From Stowmarket station, direct trains to London Liverpool Street take around 80 minutes.

A well-proportioned four-bedroom detached home set along a desirable no through lane within a sought-after Suffolk village, enjoying countryside views to both the front and rear, and offering a spacious and versatile layout including a sitting room and separate dining room each featuring a brick fireplace beneath a bressummer beam with inset woodburning stove, a fitted kitchen with one and a half bowl sink unit, integrated dishwasher and space for a freestanding cooker, utility room, ground floor bathroom, and four first floor bedrooms, all complemented by a generous driveway, garage and established gardens, and offered for sale with no onward chain.

A CHARMING VILLAGE HOME WITH COUNTRYSIDE VIEWS AND NO ONWARD CHAIN

Property Description

This appealing detached home offers a balanced mix of character features and practical living space, ideally suited to family occupation. The sitting room is a welcoming space centred around a brick fireplace with bressummer beam and inset woodburning stove, a feature mirrored in the separate dining room, creating a cohesive and characterful feel to the ground floor. The hallway is finished with tiled flooring and provides access to the principal rooms, including a ground floor bathroom.

The kitchen is fitted with a range of units and benefits from tiled flooring, a one and a half bowl sink unit with mixer tap, integrated dishwasher and space for a freestanding cooker, with a useful adjoining utility room. To the first floor, a generous landing leads to four well-proportioned bedrooms, alongside a separate family bathroom and an additional WC accessed from the landing. The property is ready to move into but would benefit from a degree of updating, offering an excellent opportunity for a purchaser to personalise to their own taste.

Outside Space

The property is positioned along a desirable no through lane and enjoys countryside views to both the front and rear. A gravel driveway provides off-road parking for several vehicles and leads to the garage, which is equipped with an up and over door, power, lighting and a personal side door.

The gardens are predominantly laid to lawn and are well established, with mature hedging, trees and flowering borders creating a pleasant and private setting. A summer house is thoughtfully positioned within the grounds, offering an ideal space for relaxation or entertaining.

Key Features:

- Desirable lane setting in a sought-after Suffolk village
- Countryside views to front and rear

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- Character fireplaces with woodburning stoves to sitting and dining rooms
- Four bedrooms with wash hand basins
- Generous driveway and garage
- Established gardens with summer house
- No onward chain

SERVICES: Mains water and electricity are connected. Shared Private drainage. Oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk / Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

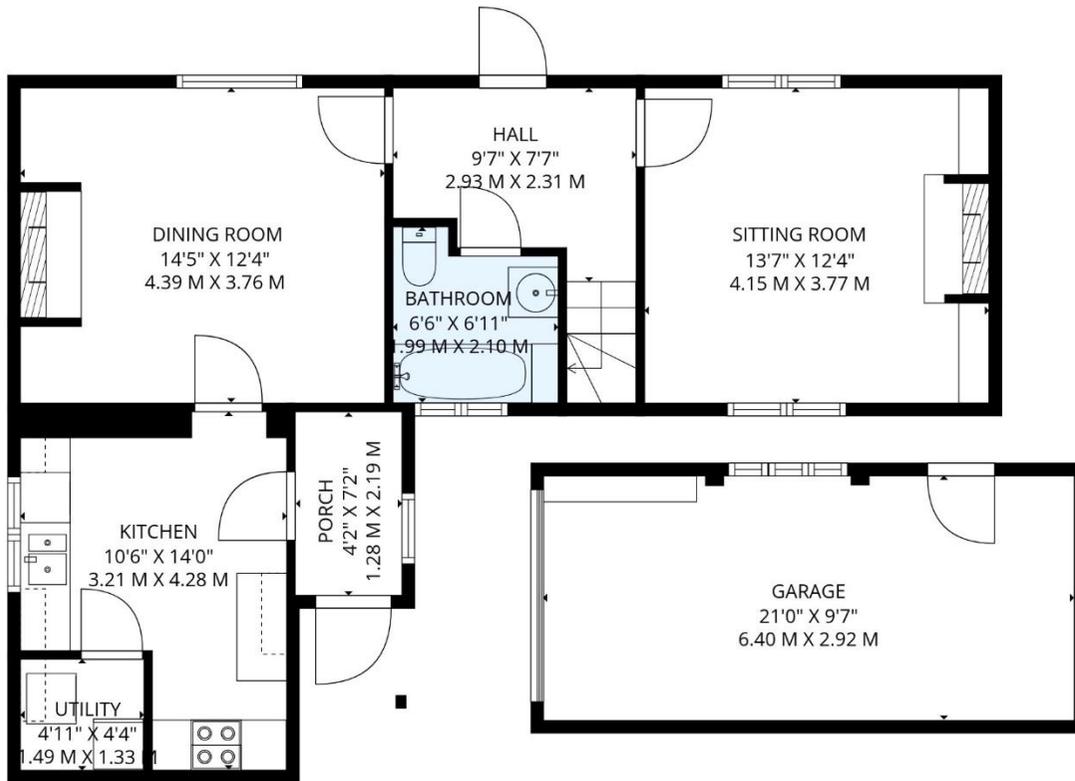
BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

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

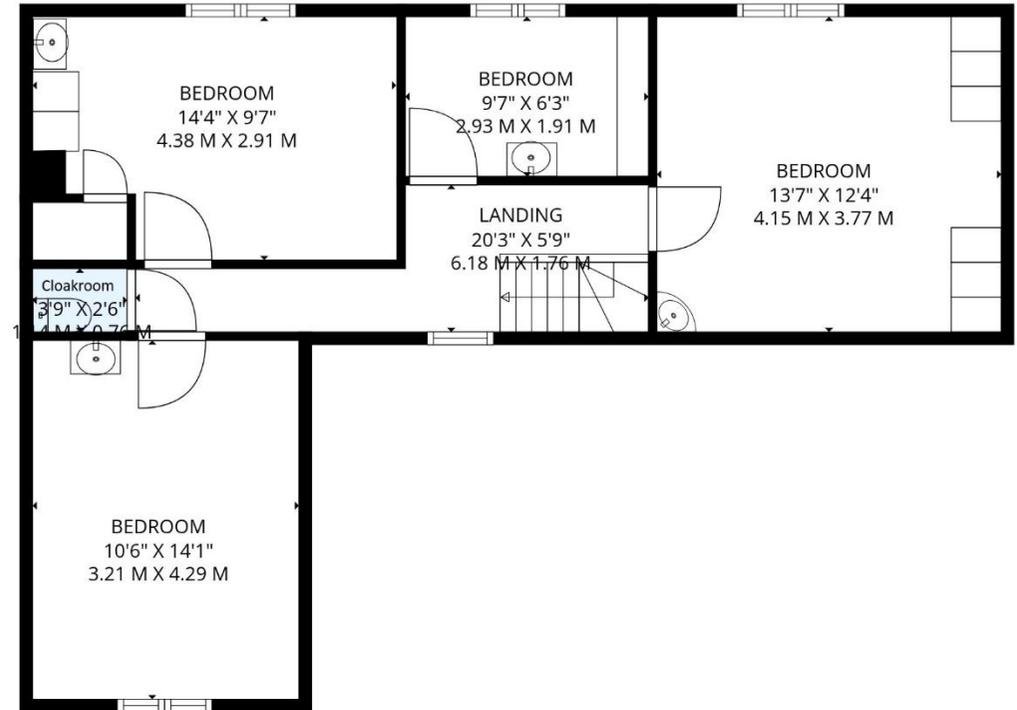
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Ground Floor



1st Floor

TOTAL: 1211 sq. ft, 113 m2

1st floor: 633 sq. ft, 59 m2, 2nd floor: 578 sq. ft, 54 m2

EXCLUDED AREAS: UTILITY: 21 sq. ft, 2 m2, PORCH: 30 sq. ft, 3 m2, GARAGE: 201 sq. ft, 19 m2, LOW CEILING: 47 sq. ft, 4 m2, WALLS: 164 sq. ft, 14 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcapp.

