



The Street, Hunston

Sheridans



The Street, Hunston IP31 3EL

Guide Price £645,000

A particularly well-crafted village home fusing traditional styling with modern facilities complemented by the immaculately presented accommodation, generous gardens affording stunning views across open countryside and being situated within the heart of the picturesque Suffolk village of Hunston.

Built by reputable local builders "Seamans" in 2007 to a very high standard, this outstanding individual detached family home displays delightful features including polished oak flooring, under floor heating to the ground and first floor, oak ledge and brace internal doors and a traditional style fireplace with wood burning stove whilst benefitting from oil fired central heating and double glazing.

The accommodation currently in brief comprises; oak entrance door opening to Entrance Hall: with fitted cupboard, stairs off to first floor and door to Cloakroom: fitted with a white suite comprising WC and wash basin. Sitting Room: a charming dual aspect reception room with polished oak flooring, traditional fireplace with wood burning stove, French windows opening to Garden Room: a beautifully light and airy reception enjoying stunning views of the rear gardens and open countryside beyond. French windows to gardens and terrace.

Kitchen: fitted with a handmade range of painted units providing plenty of drawer and cupboard space beneath wooden preparation surfaces with space for range oven, polished flooring, French windows to rear gardens, window to front, door to Utility Room and opens to the Dining Room: an ideal space for entertaining with wooden flooring and dual aspect windows. Study: with window to side and door to Family Room/Bedroom four: a versatile

reception/bedroom with built in wardrobe cupboard and windows to rear and side.

On the first floor is a landing with cupboard and doors to superb dual aspect master en-suite bedroom, two further guest bedrooms and a family bathroom completes the accommodation.

Outside

The house is approached through a traditional five bar gate opening to a shingle driveway providing extensive vehicle parking, turning space and access to the adjoining garaging. The front gardens are mostly laid to lawn and gated side access leads to the rear of the house.

The rear gardens are a delightful feature again being mostly laid to lawn whilst bordered by mature hedging and post and rail fencing. There is a timber garden store and a paved terrace creates an ideal area for outdoor entertaining whilst enjoying the amazing countryside views.

Location

Beech House is situated in the centre of this picturesque and sought after village affording stunning countryside views to the rear. Hunston is situated approximately 8 miles to the north east of the historic market town of Bury St Edmunds and the excellent range of everyday facilities this fabulous market town has to offer. The well served village of Elmswell is 3.6 miles to the south east and also provides a further wide range of facilities, a railway station and excellent access to the A14. The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport

- Entrance hall, cloakroom
- Kitchen/breakfast room, utility
- Dining room
- Study
- Sitting room with fireplace and stove
- Garden room
- Family room/bedroom four
- Three first floor bedrooms, en-suite shower, family bathroom
- Immaculately presented accommodation
- Garaging, generous gardens backing onto open countryside

and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

Directions

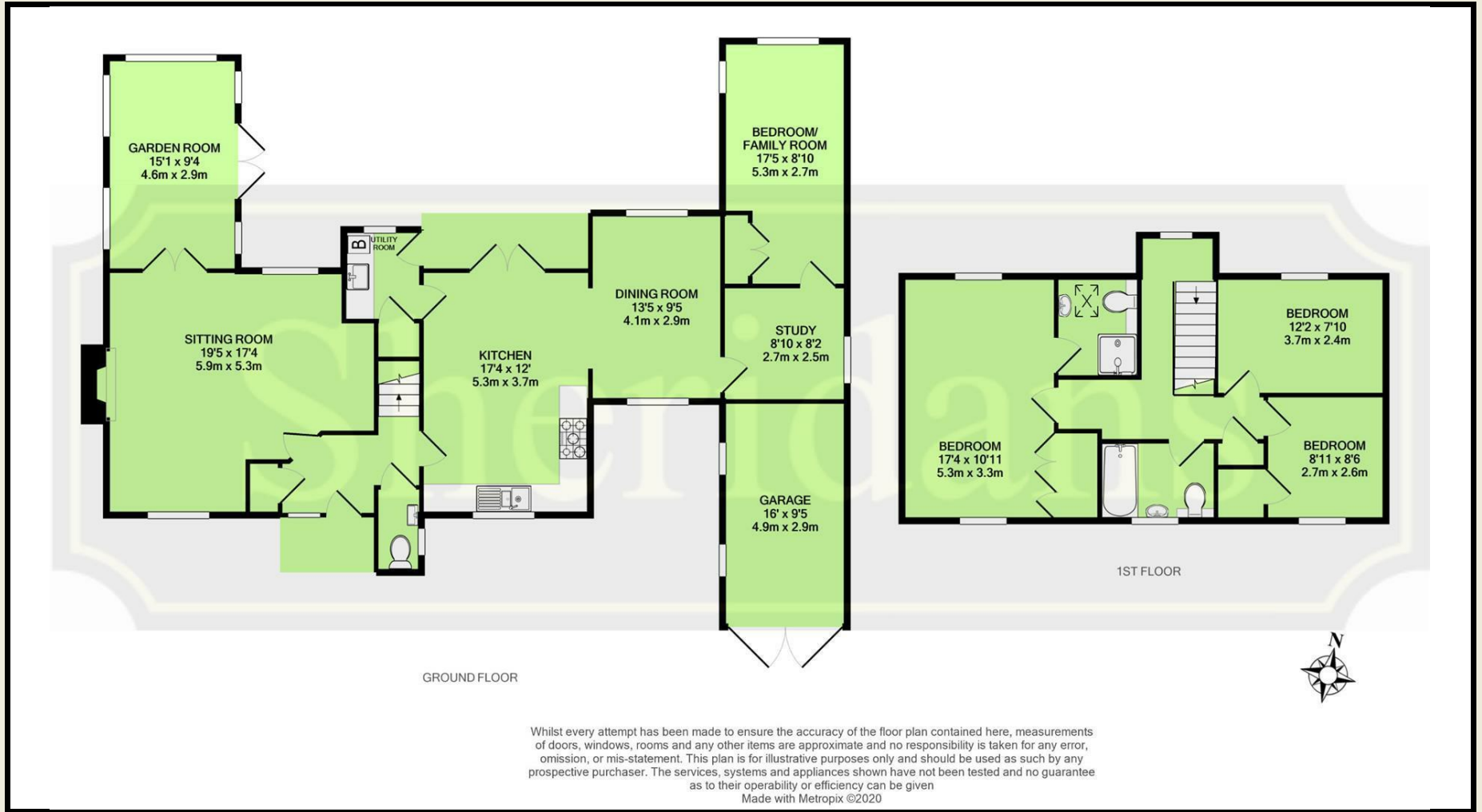
Upon entering Hunston from the direction of Bury St Edmunds, the entrance to the house will be found a short distance further on the left hand side.

Services

Mains electricity, water and drainage. Oil fired radiator and under floor central heating. Council tax band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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