



DAVID
BURR

Willowbrook House
Little Whelnetham, Bury St Edmunds, Suffolk



Willowbrook House, Sudbury Road, Little Whelnetham, Bury St Edmunds, Suffolk, IP30 0UL

Little Whelnetham is a small parish adjacent to Sicklesmere located just 2 miles away from Bury St Edmunds town centre, the village of Sicklesmere offers a local shop/post office and public house. The market town of Bury St Edmunds offers a vast range of local amenities, easy access to the A14 and rail transport links to Ipswich, Cambridge and London Liverpool Street.

This outstanding 6 bedroom modern detached property offers living accommodation arranged over 3 floors and extends to over 4,000 square feet. Overall the property is offered in excellent condition, having been built 5 years ago and meticulously maintained by its current owners. The spacious and versatile living accommodation is further complemented by useful outbuildings, including a double cart lodge with adjoining workshop and additional double garage with games rooms adjoining and above.

An impressive and substantial modern family home of the highest quality, boasting ample garaging and outside space as well as convenient access to Bury St Edmunds.

Entrance into:

RECEPTION HALL: A generous space with door to **BOOT ROOM** and doors to:

SITTING ROOM: Magnificent room featuring inset with woodburning stove and oak bressumer over. Double aspect windows to rear.

DINING ROOM: A generous and versatile space offering a great deal of natural light. With double doors to rear garden opening onto the terrace.

STUDY: With window to rear aspect.

CLOAKROOM: White Heritage suite comprising WC, wash basin and frosted window to front aspect.

KITCHEN/BREAKFAST ROOM: Fitted with a matching range of wall and base units with granite worktops over and inset with double butler sink, drainer and mixer tap. Intergrated appliances include Falcon cooker with extractor over and dishwasher. Feature island with wooden worktop over. Double aspect windows to the front and side, tiled flooring and incorporating ample space for seating area. Open plan to:

GARDEN ROOM: With triple aspect windows to front, rear and side and double doors to garden.window to front aspect.

UTILITY ROOM: Accessed from the boot room and benefitting from window front aspect and worktop space with fitted base units and inset with sink, drainer and mixer tap.

First floor

GALLERIED LANDING: With window to front aspect, door to airing cupboard with heating control units for under floor heating, stairs to second floor and door to:

MASTER BEDROOM: Double room with 2 windows to rear aspect and doors to: **ENSUITE** white Heritage suite comprising WC, wash basin, tiled shower cubicle and bidet, and **DRESSING ROOM** with window to rear aspect and built-in wardrobes.

FAMILY BATHROOM: Luxurious and well appointed white Heritage suite comprising WC, wash basin, tiled shower cubicle, panelled bath with water jets and shower attachment over, tiled walls, tiled flooring and frosted window to front aspect.

BEDROOM 2: Another double room with window to rear aspect.

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BEDROOM 3: Another double room with double aspect windows to the front and side.

Second floor

BEDROOM 4: Another double room with skylight to front aspect.

BEDROOM 5: Another double room with window to rear and skylight with door to **EN-SUITE** Matching white Heritage suite comprising WC, hand wash basin, tiled shower cubicle, panelled bath, tiled walls, tiled flooring and frosted window to side aspect.

BEDROOM 6: Another double room with skylights to front aspect and door to airing cupboard housing heating control unit for second floor.

Outside

The property is accessed over a private sweeping gravel driveway providing off road parking for several vehicles, which in turn leads to a **DOUBLE GARAGE** with electric roller doors, as well as **GAMES ROOMS** to the side and above, although equally ideal for a number of uses. Also incorporated within the plot is an additional **DOUBLE CART LODGE** with adjoining workshop, power and light connected and personnel door to side. Overhead storage is also available.

The grounds are predominately lawned and meticulously maintained, with the River Lark meandering through the plot. Notable features include a terrace abutting the rear of the property, greenhouse and summer house. Boundaries are defined by fencing and hedging.

In all about 1.3 acres.

SERVICES: Main water and electricity. Private drainage. Air source heating. **NOTE** None of these services have been tested by the agent.

EPC RATING: C

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. (01284 763233).

VIEWING: Strictly by prior appointment only through DAVID BURR.





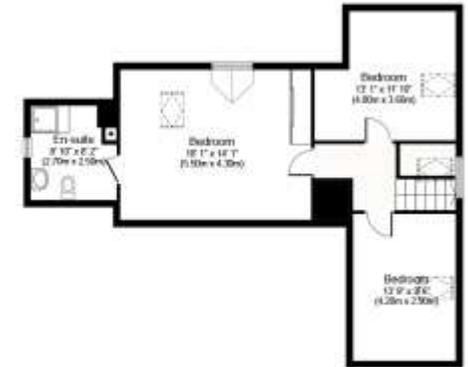




Ground Floor
Approximate Floor Area
1,658 sq. ft.
(154.0 sq. m.)



First Floor
Approximate Floor Area
1,356 sq. ft.
(126.0 sq. m.)



Second Floor
Approximate Floor Area
710 sq. ft.
(66.0 sq. m.)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

