



DAVID
BURR

**Birds View, The Street
Shimpling, Suffolk.**



BIRDS VIEW, THE STREET, SHIMPLING, SUFFOLK. IP29 4HS

Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

A well-presented detached family home situated in the a highly sought-after village location. The property has been finished to a high specification throughout and comprises an impressive 26ft long kitchen/dining room, sitting room with large fireplace and a separate study, four bedrooms and 2 bathrooms (one en-suite). The gardens are a genuine delight and are well-landscaped with countryside views beyond. There is the additional benefit of ample off-road parking and a garage. The ground floor also benefits from under floor heating throughout.

A well-presented detached family home with generous gardens and countryside views.

Front door leading to:

ENTRANCE HALL: A welcoming space with travertine tiled flooring and useful understairs storage cupboard off. Doors leading to:

KITCHEN/DINING ROOM: 26'7" x 11'2" (8.11m x 3.41m) An exceptionally bright triple aspect room measuring approximately 26ft long and finished with high quality travertine tiled flooring throughout with under floor heating. A matching range of base and wall level units and work surfaces incorporate a one and a half procelain sink with drainer and faucet tap above with additional drinking water tap, integrated dishwasher, double integrated AEG oven and integrated microwave above, four ring CDA induction hob and space for American style fridge freezer. The room has been cleverly designed into two distinct areas and the dining area has a vaulted ceiling with velux window above and side and is sufficient for a large table and chairs with attractive double doors onto the rear terrace. Door leading to:

UTILITY ROOM: 5'8" x 5'8" (1.75m x 1.75m) With base and wall level storage units and stainless-steel sink with drainer and mixer tap above, space and plumbing for washing machine.

SITTING ROOM: 19'4" x 15'11" (5.19m x 4.86m max) A bright dual aspect room finished with engineered oak flooring and an impressive central fireplace with granite effect surrounds, tiled slips and brick hearth. Within the fireplace is an attractive multifuel burning stove. Double doors onto the side garden.

STUDY: 9'6" x 8'2" (2.91m x 2.5m) An excellent size with an impressive range of integrated storage fitted by Sharps and a range of fitted shelving.

CLOAKROOM: With tiled floors and half tiled walls, fitted WC and wash hand basin.

First Floor

GALLERIED LANDING: Exceptionally bright and with a useful storage cupboard off and access to loft. Window with far reaching countryside views to the front. Doors leading to:

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BEDROOM 1: 13'10" x 10'4" (4.24m x 3.16m) With ample space for a large double bed and with attractive field views to the front. Solid wood panelled doors lead to a double integrated wardrobe. Further door to:

Ensuite: 8'2" x 5'9" (2.51m x 1.77m) Finished to a high standard with tiled floor and partially tiled walls. Fully tiled shower cubicle with sliding glass screen door, WC, wash hand basin set within a stone mount and with storage below. Heated towel rail.

BEDROOM 2: 11'10" x 9'9" (3.61m x 2.99m) A double bedroom with solid wood panelled doors providing space for a double integrated wardrobe. Countryside views to the front.

BEDROOM 3: 11'10" x 8'8" (3.63m x 2.66m) With double integrated wardrobe and window overlooking the side garden.

BEDROOM 4: 8'4" x 5'4" (2.54m x 1.63m) A single room/dressing room with large floor to ceiling wardrobes fitted by Sharps.

FAMILY BATHROOM: 8'3" x 5'10" (2.53m x 1.79m) With fully tiled floor and walls and large corner bath with mixer tap and shower head attachment and recessed shelving. Low level WC, wash hand basin with ample storage below and heated towel rail.

Outside

The property is approached via a brick paved driveway which provides parking for numerous vehicles. The driveway in turn leads to:

GARAGE: 18'2" x 10'8" (5.54m x 3.26m) With up and over door and power and light connected. Personal door to rear.

The gardens have been beautifully landscaped and are arranged into three distinct areas. The side garden features a central expanse of lawn and is bordered by shaped beds which are well stocked with an attractive range

of plants, shrubs and trees. A wrap around terrace provides ample space for a large table and chairs and has clearly been designed with alfresco dining in mind.

The garden in general is **SOUTH WEST FACING** and the terrace gives way to a further large expanse of lawn with wonderful far reaching countryside views to the rear. The lawned area is bordered by well stocked beds with a range of specimen fruit trees includes plum, damson, apple and pear.

A high-quality decked area is positioned to take full advantage of the south westly sun and provides access to a particularly attractive **SUMMER HOUSE** with power and light connected and a further useful **TIMBER STORAGE SHED** also with power and light connected.

SERVICES: Mains water, drainage and electric. Heated by oil fired radiators. Throughout the ground floor is under floor heating. **NOTE:** None of these services have been tested by the agent.

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

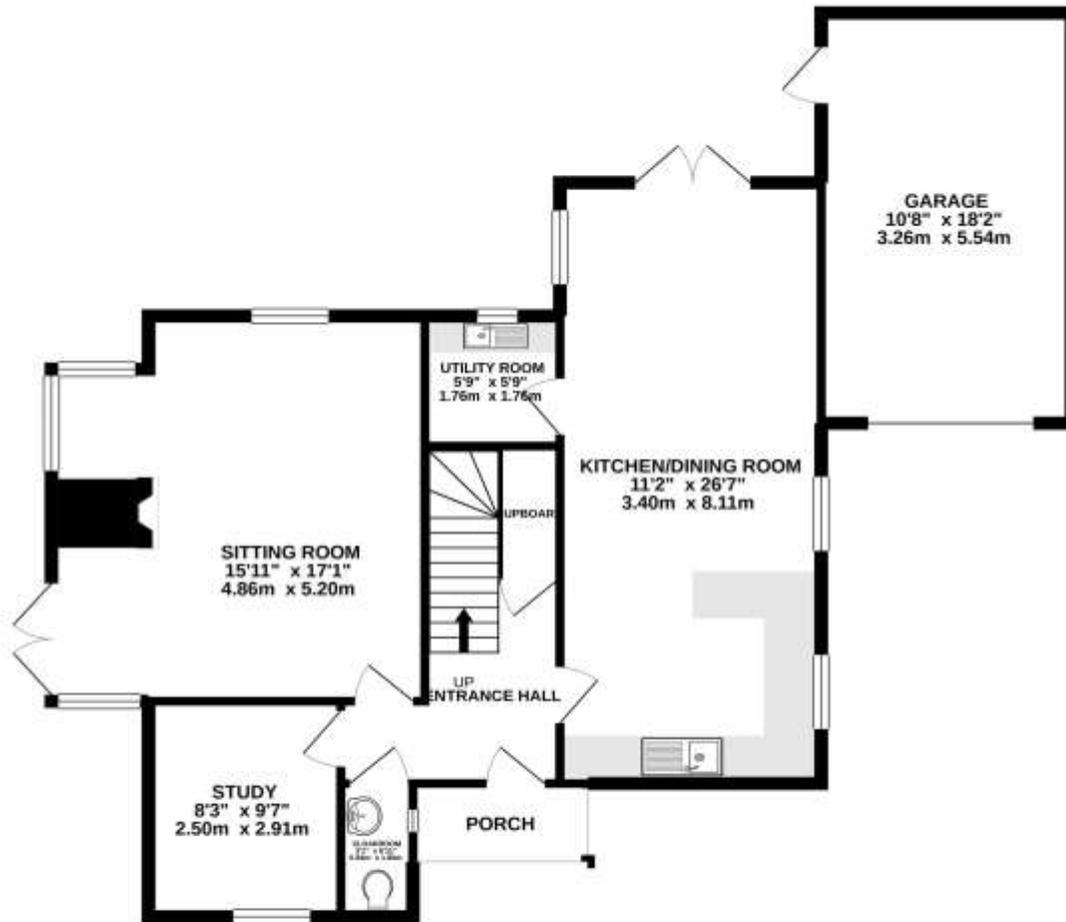
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

VIEWING: Strictly by prior appointment only through DAVID BURR.

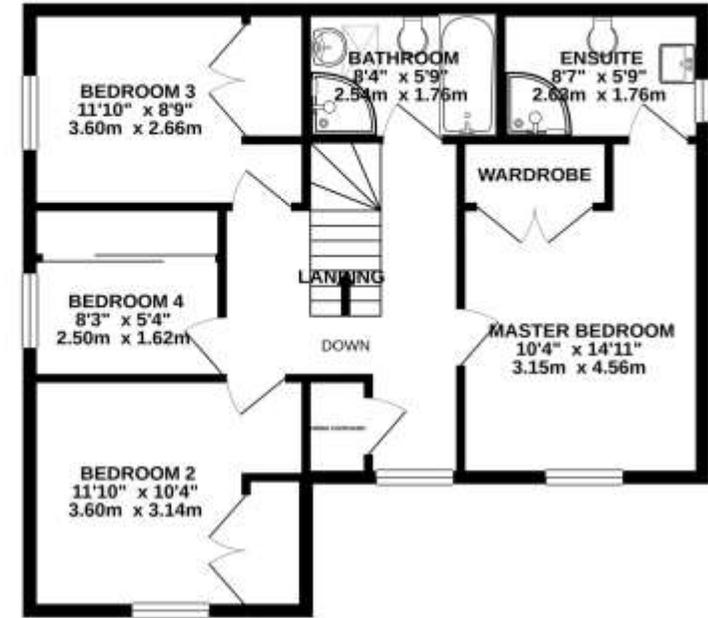
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GROUND FLOOR



1ST FLOOR



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