



Hilltop Farm
Little Wheltenham, Bury St Edmunds

**DAVID
BURR**



Hilltop Farm, Sudbury Road, Little Whelnetham, Suffolk, IP30 0UL

Little Whelnetham is a small parish adjacent to Sicklesmere located just 2 miles from the 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.

Offered to the market for the first time in 33 years is this well-positioned and accessible single storey property offering proportionate accommodation including 3 bedrooms, 2 reception rooms and a substantial kitchen/dining room. The property occupies generous grounds in the region of one acre enjoying an elevated parkland style setting with a sweeping driveway leading up to the property which enjoys a good deal of seclusion from the road.

A rarely available and versatile bungalow offering scope for cosmetic alterations throughout while enjoying established private grounds in the region of 1 acre as well as offering detached garaging and a variety of useful outbuildings.

Entrance door to;

HALLWAY: With dual storage cupboards, one of which houses the water cylinder with door leading to;

SITTING ROOM: Set around an open fireplace in an L shape, the sitting room provides a charming dual aspect reception room with window to front and side as well as leading to;

KITCHEN: Set along the rear of the property and fitted with a range of matching wall and base units and a number of integrated appliances which include a 4-ring electric hob with extractor over, one and a half bowl butler sink inset with drainer and mixer tap over, dual ovens, fridge, separate freezer and dish washer. The kitchen is finished with dual aspect windows to the rear and side with door leading to;

UTILITY ROOM: With a range of matching wall and base units, space for white goods and storage cupboard housing the electrical consumer unit. The utility is finished with a personnel door and window to rear aspect.

BEDROOM 1: A substantial double bedroom with a wealth of integrated storage cupboards and window to front aspect overlooking the front grounds.

BEDROOM 2: Another double bedroom with integrated storage and window to rear aspect.

BEDROOM 3: Bedroom with window to front aspect. A versatile space currently used as a study.

BATHROOM: Suite comprising W.C, hand wash basin, panel bath and corner shower with glass door and finished with frosted window to rear.

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Outside

The property occupies generous grounds in the region of one acre. The plot is particularly secluded with a number of specimen trees which screens the property from the adjacent road which the property is accessed.

The entrance to the property comes via a gravel driveway which sweeps approximately half way into the grounds before arriving at the gravel parking area abutting to the front elevation of the bungalow. The property occupies an elevated position within the grounds and sits adjacent to the **DETACHED GARAGE:** With electric roller door to front, personnel door and window to side. The garage is equipped with power and light.

Also incorporated within the grounds is a **SWIMMING POOL;** With wooden decking, pump and filter equipment tucked away to the rear of the construction.

The rear of the property is screened by a combination of post, rail and 6 ft fencing with gates to either side. This is complemented by an additional paddock; located to the rear-most border of the plot which offers a versatile space for grazing animals. This area is currently home to a number of versatile outbuildings including a chicken coup.

A substantial out-building abuts one of the rear terrace to the bungalow which is fitted with power and light as well as affording additional spaces for white goods such as a freestanding fridge/freezer. To the rear of the property are two decked terraces, one of which immediately abuts the rear and the other is placed parallel to the swimming pool both of which provide a suitable space for outside dining and entertaining. It should be noted that the oil-fired boiler is located on the outside wall of the property to the South/East elevation.

In all about one acre.

SERVICES: Mains water and electricity are connected. Private drainage and oil-fired heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, Western Way, Bury St Edmunds, Suffolk, IP33 3YU.

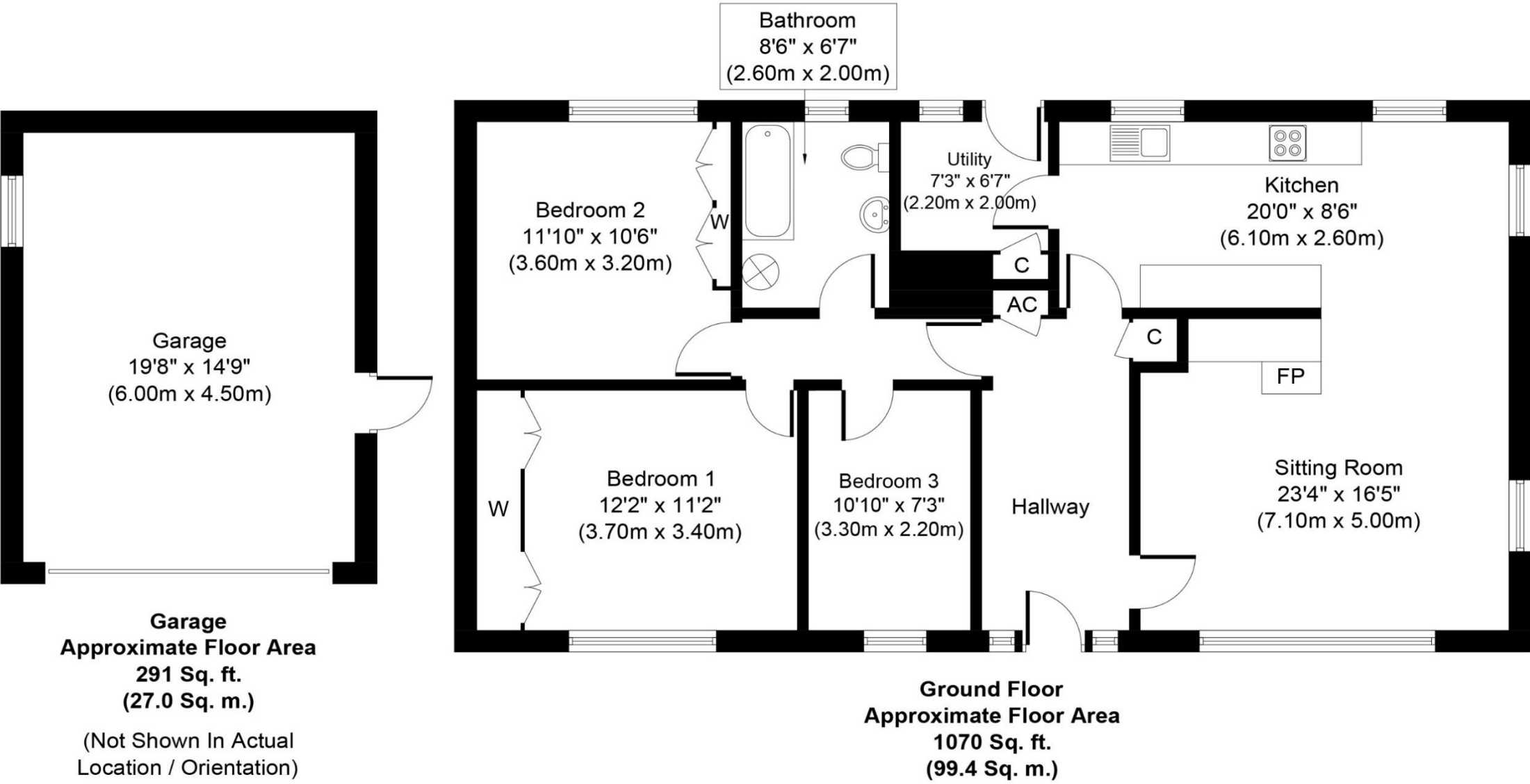
COUNCIL TAX BAND: E £2,327.98 per annum.

EPC RATING: TBC

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525

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