



**Bush House, The Street,
Shimpling, Suffolk**

**DAVID
BURR**



BUSH HOUSE, THE STREET, SHIMPLING, BURY ST. EDMUNDS, SUFFOLK, IP29 4HU

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 village house which was constructed in 2003 and is situated in a highly-regarded village within convenient distance of both Bury St. Edmunds and Sudbury. The property contains spacious accommodation arranged over two storeys which includes a sitting room with wood burning stove, a further flexible reception room which could equally be used as a double bedroom if required, an open-plan kitchen/dining room, playroom, utility/boot room and ground floor shower room. Upstairs are four bedrooms, the master with en-suite and extensive storage. The property occupies a generous plot with extensive off-road parking for numerous vehicles, a useful single garage and timber storage shed. **In all about 0.28 acres (sts).**

A contemporary detached four-bedroom house in a picturesque village.

ENTRANCE PORCH: An attractive feature with aged green oak on a brick plinth with space for logs or boots and a front door leading to:-

ENTRANCE HALL: With engineered oak flooring which continues throughout much of the ground floor, staircase rising to first floor with useful understairs storage cupboard off and solid wood panel doors leading to:-

SITTING ROOM: 19'5" (max) x 13'5" (5.93m x 4.08m)
A well-proportioned reception room with plenty of space for seating arranged around a central mellow red brick fireplace with a substantial inset wood burning stove situated on a herringbone brick hearth and with an oak bressumer beam over. Double doors open onto the driveway and with a window overlooking the rear garden.

KITCHEN/DINING ROOM: 22'5" x 10'4" (6.82m x 3.16m) With a continuation of engineered oak flooring and a matching range of high-quality base and wall level units with solid Quartz worksurfaces incorporating a butler sink with a mixer tap above and a drainer to side and with Quartz upstands throughout. Space for a free-standing range cooker with a Rangemaster extractor fan over and a range of integrated appliances including a Lamona fitted dishwasher, fitted microwave and space for an American style fridge/freezer. Extensive storage throughout, plenty of space for a dining

table and chairs and a stable door leading onto the garden. Further door leading to:-

UTILITY/BOOT ROOM: 10'5" x 7'7" (3.17m x 2.32m) With wood effect worksurface with space and plumbing below for a washing machine and space for tumbler dryer. Also incorporating a stainless-steel sink with a mixer tap above. Plenty of space for coats and shoes and further door leading to:-

PLAYROOM: 12'6" x 9'1" (3.82m x 2.76m) With laminate wood flooring, double doors opening onto gardens and further doors leading to:-

WORKSHOP/STORE ROOM: 9'0" x 5'2" (2.75m x 1.57m) A versatile room with a number of potential uses.

SNUG/BEDROOM 5: 10'4" x 9'5" (3.06m x 2.88m) Currently used as a double bedroom with a pretty view over the front garden but which could equally be utilised as a further reception room if required.

SHOWER ROOM: With a corner shower with tiled surround and glass sliding doors and also containing a WC and wash hand basin with storage units below. Chrome heated towel rail.

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First Floor

LANDING: Access to loft storage space, airing cupboard off and further wood panel doors leading to:-

MASTER BEDROOM: 13'3" x 12'0" (4.04m x 3.67m) A comfortable double room with two double and one single fitted wardrobe with inset shelving and hanging space. Window with a pretty outlook over the front garden and onto countryside beyond and with a further door leading to:-

EN-SUITE: Containing a corner shower with tiled surround, WC, wash hand basin and a chrome heated towel rail.

BEDROOM 2: 10'5" x 9'2" (3.18m x 2.79m) A double room with an outlook to the front.

BEDROOM 3: 10'6" x 9'1" (3.19m x 2.76m) A further double room with a dado rail throughout and a wonderful outlook across the rear garden and onto open countryside.

BEDROOM 4/STUDY: 8'9" x 6'6" (max L-shape) (2.66m x 1.98m) Currently in use as a study but which could easily be utilised as an occasional bedroom if required.

BATHROOM: Containing a panel bath with tiled surround, mixer tap and shower attachment over, WC, wash hand basin with storage below and a chrome heated towel rail.

Outside

At the front of the property is a private pebble driveway abutting an area of lawn. The driveway provides extensive **OFF-ROAD PARKING** for numerous vehicles and continues to the side of the house through a five-bar gate and onto a further pebbled terrace. Adjacent is a stone paved terrace ideal for alfresco dining and with a pretty view down across the gardens. Adjacent to the property are double doors leading to:-

GARAGE: 18'4" x 11'7" (5.59m x 3.53m) With a door leading to the playroom and personal door to side. Power and light connected and plenty of storage in the roof space.

To the rear of the house, an expanse of lawn continues to a rear fence which abuts open countryside with a beautiful view. There is the further benefit of a vegetable area adjacent to kennels and the timber storage shed.

SERVICES: Main water and drainage. Main electricity connected. Oil fired underfloor heating throughout the ground floor and oil fired heating by radiators on the first floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band 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).

COUNCIL TAX BAND: E

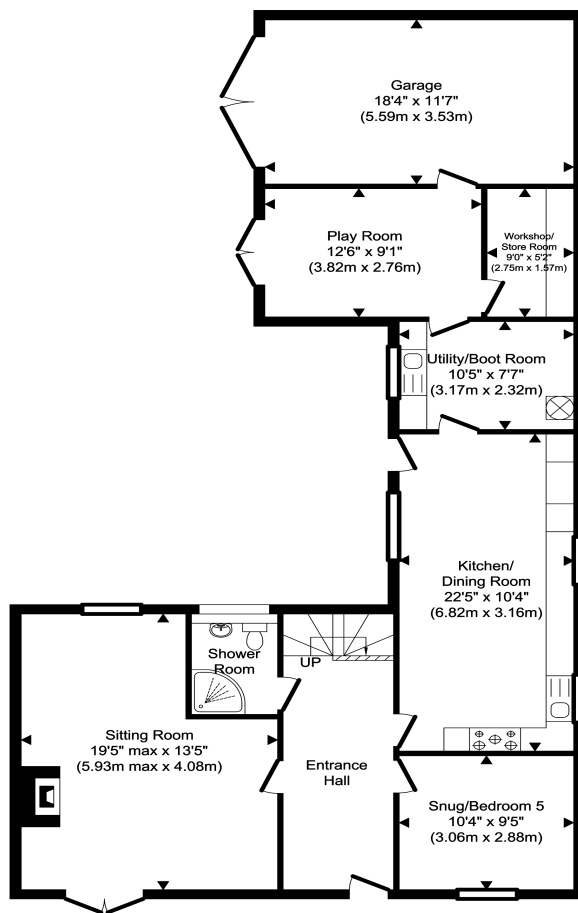
TENURE: Freehold

WHAT3WORDS: ///tangent.backswing.regular

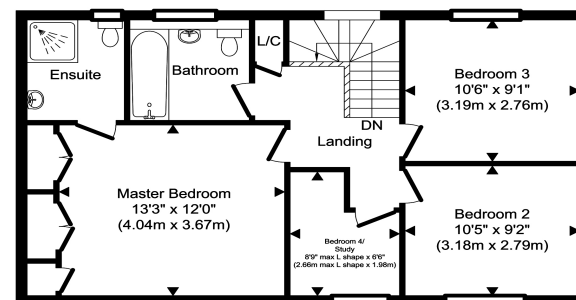
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
1240.11 sq. ft.
(115.21 sq. m)



First Floor
Approximate Floor Area
638.29 sq. ft.
(59.30 sq. m)

TOTAL APPROX. FLOOR AREA 1878.41 SQ.FT. (174.51 SQ.M.)
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