



**1 Garden Fields,
Troston, Suffolk**

**DAVID
BURR**

1 GARDEN FIELDS, TROSTON, BURY ST. EDMUNDS, SUFFOLK. IP31 1HA

Troston is a small rural Suffolk village with local facilities including a village hall, church and a newly refurbished and well-regarded village Pub (The Bull) and a large village playing field. The nearby village of Ixworth is approximately 3 miles and provides a good range of local amenities including doctors and schooling. The nearby historic market town of Bury St Edmunds (7 miles) has an excellent range of schooling, shopping, recreational and cultural facilities together with access to the A14 linking the east coast, Cambridge, the Midlands and London via the M11.

A semi-detached house occupying a lovely position on the outskirts of the village well placed for countryside walks. Further benefits include charming gardens, garage and no onward chain.

A semi-detached home with established gardens on the village outskirts.

ENTRANCE VESTIBLE: 5'7" x 5'6". Fitted barrier matting, quarry tiled floor and pretty port hole window in turn providing field views.

INNER HALL: Large storage/linen cupboard, further storage cupboard and door:-

CLOAKROOM: Fitted WC and wash hand basin with storage below.

SITTING/DINING ROOM: 18'10" x 13'7". Feature fireplace including oak topped display plinths either side and views over the garden. Door opening to:-

GARDEN ROOM: 9'10" x 9'7". A light addition with double doors opening on to terracing and the garden beyond.

KITCHEN/BREAKFAST ROOM: 11'10" x 11'. Fitted with an extensive range of oak fronted units including leaded glass display cabinet and wine racking, storage cupboards and work tops incorporating single drainer sink unit with vegetable drainer and mixer tap over. Plumbing for washing machine, integrated electric double oven, four ring hob and extractor fan over.

First floor

LANDING: Access to loft storage space, useful linen cupboard and doors to:-

BEDROOM 1: 13'8" x 9'7". Extensive built in wardrobes, storage cupboards and lovely views over the garden.

BDROOM 2: 11'1" x 9'7".

BEDROOM 3: 8'10" x 7'5". Overlooking the rear garden.

BATHROOM: Although formerly finished with a bath now incorporating one large walk-in shower cubicle, WC and wash hand basin.

1 GARDEN FIELDS, TROSTON, BURY ST. EDMUNDS, SUFFOLK. IP31 1HA

Outside

The rear of the property leads to:-

SINGLE GARAGE: With up and over door and light and power connected.

The gardens are one of the most attractive features of the property, cleverly landscaped and divided into two distinct areas, with one area to the rear and one to the side and both incorporating extensive well stocked beds and established trees and shrubs.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTE: The driveway to the rear of the property that leads to the garage is shared with two other properties as is the maintenance.

LOCAL AUTHORITY: West Suffolk Council.

EPC RATING: D

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

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 whatever 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.

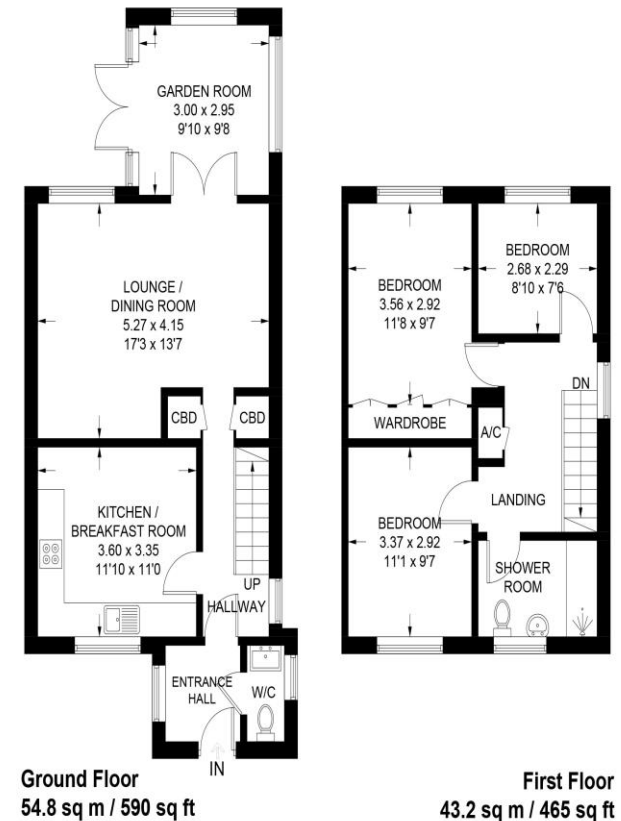


Illustration for identification purposes only,
measurements are approximate, not to scale.

