



DAVID
BURR

Cooinda, 3 Green View,
Hartest, Suffolk



COOINDA, 3 GREEN VIEW, LAWSHALL ROAD, HARTEST, SUFFOLK, IP29 4DR

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

A well-presented detached bungalow situated on a quiet cul-de-sac within a picturesque Suffolk village. The property contains particularly bright accommodation including a semi-open-plan sitting room and dining area and a recently refitted high-quality contemporary kitchen. There is the further benefit of a garden room/utility to the rear, three well-proportioned bedrooms (one with en-suite) and a family bathroom. Generous gardens are arranged to both the front and rear which have been planted with a colourful variety of flowers and mature plants. Extensive off-road parking is complemented by a double garage and within the gardens is a high-quality summerhouse.

A detached three-bedroom bungalow on a quiet cul-de-sac within a well-regarded village with generous gardens, parking and garaging.

STORM PORCH: With door leading to:-

ENTRANCE HALL: A spacious area with a useful storage cupboard containing the oil boiler off. Access to loft storage space with fitted dropdown ladder. Further airing cupboard off and doors leading to:-

SITTING ROOM: 17'10" x 13'3" (5.43m x 4.04m) Exceptionally bright with a wall of glass overlooking the property's front garden. Exposed brickwork and a tiled hearth with an inset double sided Woodwarm dual fuel log burner. Opening leading to:-

DINING AREA: 13'6" x 12'2" (4.12m x 3.71m) With ample space for a table and chairs, exposed brickwork and floor-to-ceiling glass panel double doors opening into:-

GARDEN ROOM/UTILITY: 23'5" x 9'2" (7.13m x 2.80m) Constructed around 2007 with an attractive outlook over the property's gardens and up to countryside beyond. Providing ample seating, a fitted breakfast bar and bespoke fitted cupboards with water softener, space and plumbing for a

washing machine and space for tumble dryer. Doors leading onto a shingled terrace.

KITCHEN: 11'9" x 9'3" (3.59m x 2.82m) Fitted to a high standard in 2016 and containing a matching range of base and wall level grey gloss cupboards with wood effect worksurfaces incorporating a one and a half sink with a boiling hot water tap/mixer tap above and drainer to side and a Fisher and Paykel five-plate induction hob with a tempered glass splashback and Hotpoint Luce extractor fan over. Splashbacks throughout and a range of fitted appliances which include a Hotpoint Luce double oven and further combi microwave oven. Integrated Hotpoint dishwasher, refrigerator and freezer. Extensive storage throughout including a cargo drawer and a pullout worktop.

BEDROOM 1: 10'10" x 9'5" (3.31m x 2.86m) A double bedroom with a pretty view over the property's rear garden and with fitted wardrobe with sliding doors providing ample hanging space. Door leading to:-

COOINDA, 3 GREEN VIEW, LAWSHALL ROAD, HARTEST, SUFFOLK, IP29 4DR

EN-SUITE: With tiled flooring and containing a WC, pedestal wash hand basin and with a shaver point. Panelled shower cubicle with glass screen door. Stainless steel radiator.

BEDROOM 2 (principal bedroom): 11'11" x 11'9" (3.63m x 3.59m) Generous in size and with extensive 'Hammond' fitted wardrobes with interior fitted rails, drawers and storage and matching bed unit comprising overbed fitted interior shelved storage cupboards and night standards. Further built-in double wardrobe. Window overlooking the property's front garden.

BEDROOM 3: 12'0" x 7'5" (3.65m x 2.25m) Currently utilised as a study but which could easily be used as a generous third bedroom if required.

BATHROOM: With tiled flooring and containing a P-shaped bath with mixer tap and shower over. WC and wash hand basin with fitted storage units below. Stainless steel radiator.

Outside

The property benefits from a private driveway which provides plenty of **OFF-ROAD PARKING** and in turn leads onto a:-

DOUBLE GARAGE: 17'9" x 17'7" (5.40m x 5.37m) With twin electrically operated up-and-over doors and a long work bench with cupboards above and below. Power, downlights and water tap connected. Double glazed window and French doors opening to lower terrace.

At the front of the property is a generous area of lawned garden, with trees and borders well-stocked with colourful mature flowering shrubs and perennials.

The rear garden has been landscaped to provide a secluded lower shingled terrace bounded by a long low-level red brick wall with extensive and

colourful planting along its borders. The lawn at the upper level, with its mature apple tree, is edged by well-stocked borders and raised oak sleeper beds with an outlook across the paddock beyond. A brick paved terrace at this elevated level provides a further seating area under a timber pergola with external lighting and power. This in turn leads on to a:-

SUMMERHOUSE: 9'7" x 7'9" (2.93m x 2.35m) Of high-quality timber construction and with power and light connected.

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

AGENTS NOTES

The property is situated in a conservation area.

EPC RATING: Band E – 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:** D

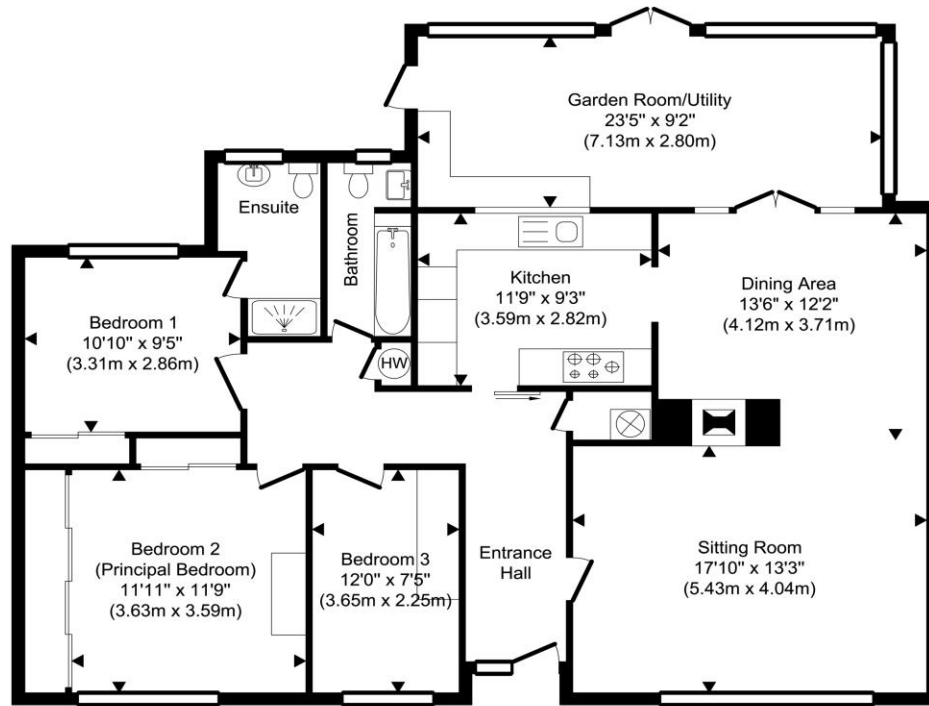
TENURE: Freehold

WHAT3WORDS: sweeter.builds.enjoys

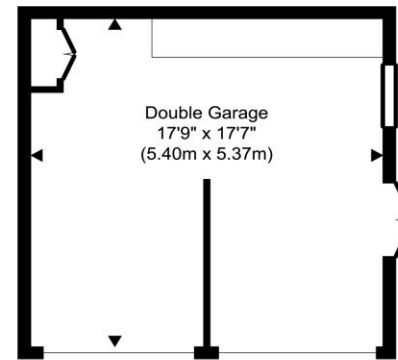
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

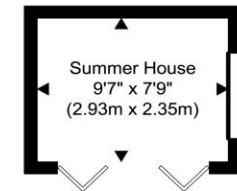
COOINDA, 3 GREEN VIEW, LAWSHALL ROAD, HARTEST, SUFFOLK, IP29 4DR



Ground Floor
Approximate Floor Area
1386.39 sq. ft.
(128.80 sq. m)



Outbuilding
Approximate Floor Area
312.04 sq. ft.
(28.99 sq. m)



Outbuilding
Approximate Floor Area
74.05 sq. ft.
(6.88 sq. m)

TOTAL APPROX. FLOOR AREA 1772.49 SQ.FT. (164.67 SQ.M.)

Produced by www.chevronphotography.co.uk © 2023

