



**Orchard House
Hartest, Suffolk**

**DAVID
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ORCHARD HOUSE, SOMERTON ROAD, HARTEST, SUFFOLK, IP29 4NA

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 spacious five bedroom detached house in the sought-after village of Hartest. The property enjoys a south-facing private garden as well as off-road parking and double garage.

A spacious five-bedroom detached house.

ENTRANCE HALL: 8'8" x 9'11" (2.64m x 3.02m) A wood-panelled door brings you to this room finished with engineered oak flooring and staircase leading to first floor. Doors leading to;

SITTING ROOM: 14' x 26' (4.26m x 7.92m) The rich oak flooring continues into this room with large window overlooking the south-facing garden with glass panel door leading to the garden room, with further window to the front. Your attention in this room is immediately drawn to the large inglenook fireplace with oak bressumer beam, brick hearth and open fireplace.

DINING ROOM: 11'11" x 16' (3.63m x 4.87m) Elegant double-aspect room with open brick fireplace and detailed wood surround.

KITCHEN/BREAKFAST ROOM: 21'10" x 16'11" (6.65m x 5.15m) The kitchen is fitted with a wide range of shaker-style cupboards with a roll-edge wood effect worktop. One-and-a-half sink with mixer tap and drainer. Integrated appliances include a one-and-a-half oven, hob with extractor above, one-and-a-half sink with drainer unit and space for a dishwasher. French glass-panel doors lead to a rear garden terrace with pretty views over the rear garden beyond and door leading to;

UTILITY/BOOT ROOM: 12'2" x 8'10" (3.70m x 2.69m) A side door from this room provides access to both the front and rear. Fitted with matching units to the kitchen and integrated sink with drainer unit and

space for a washing machine and tumble dryer. Large airing cupboard with fitted water softener.

CLOAKROOM: Wash hand basin with mixer tap, close-coupled WC.

GARDEN ROOM: Accessed off the sitting room, this is a wonderfully light room with panoramic views over the rear garden, underfloor heating and door leading to the terraced seating area.

First Floor

LANDING: 32'3" (9.82m) A long, central room with small seating area, built-in airing cupboard and large walk-in eaves storage cupboard. Doors leading to;

BEDROOM 1: 19'1" x 12' (5.81m x 3.65m) A large double-aspect room with two built-in wardrobes with hanging rail and shelving. Door leading to;

EN-SUITE: Four-piece suite consisting of a large walk-in shower with attractive tile surround, overhead power shower and double-slide doors. His and hers wash hand basins with mixer tap and matching vanity unit, WC and granite-effect surround with useful linen storage cupboard.

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BEDROOM 2: 14' x 10' (4.26m x 3.04m) A generous second bedroom with double-slide wardrobe with hanging rail and shelving.

BEDROOM 3: 12' x 10'9" (3.65m x 3.27m) A spacious room with pretty views over the rear south-facing garden and built-in wardrobe with hanging rail and shelving.

BEDROOM 4: 10'9" x 7'10" (3.27m x 2.38m) Built-in wardrobe with hanging rail and shelving with charming views over the rear garden.

BEDROOM 5: 10'8" x 7'8" (3.25m x 2.33m) This room is currently utilised as a hobbies and dressing room with built-in wardrobe and views over the rear garden.

BATHROOM: Panelled bath with central mixer tap, overhead power shower and shower screen with attractive tile surround, wash hand basin, mixer tap, close-coupled WC and heated towel rail.

Outside

To the front of the property is a large tarmac drive providing ample off-road parking and in-turn access to the;

DOUBLE GARAGE: 18'1" x 18' (5.51m x 5.48m) With up-and-over door and power connected.

To the immediate rear of the property is a raised terrace seating area which is a great space for entertaining and enjoying the afternoon sun. The rest of the garden is predominantly laid to lawn with mature shrubs, trees and well-established borders full of seasonal colour.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating. **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: G

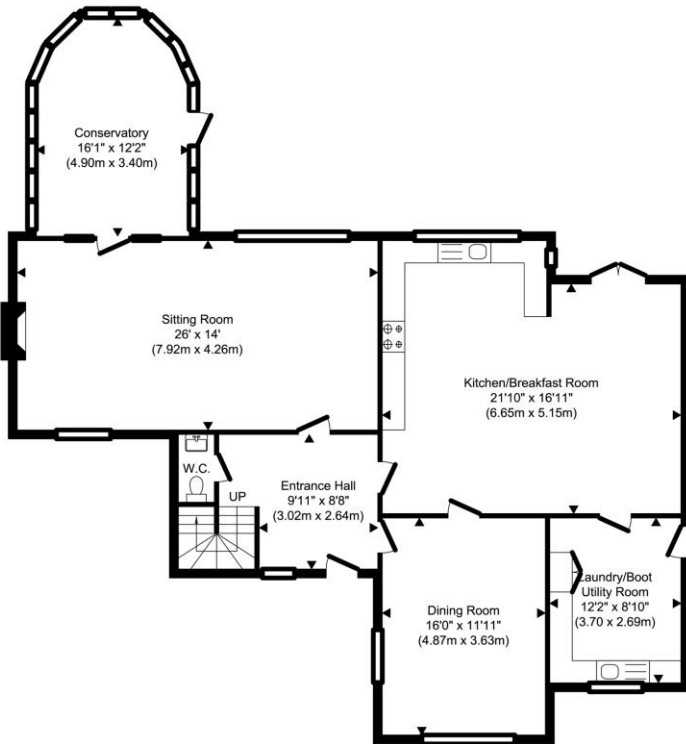
TENURE: Freehold

WHAT3WORDS: ///patrolled.signal.ensemble

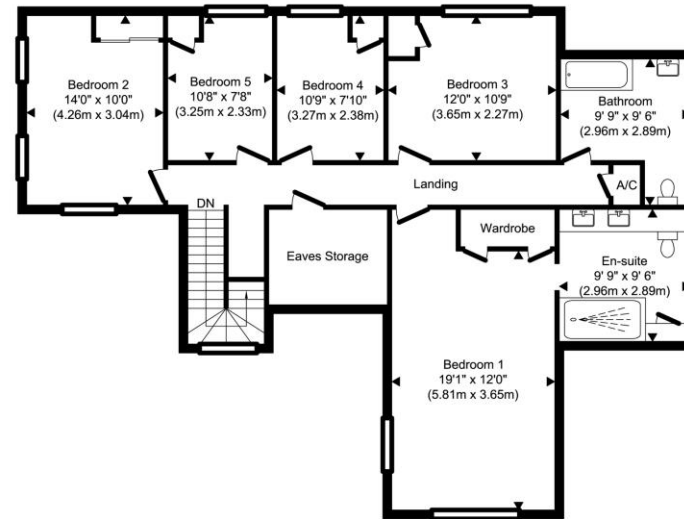
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

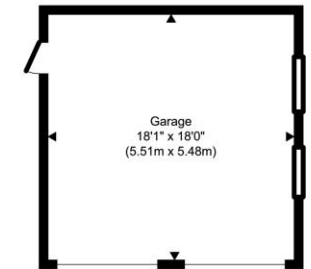
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Ground Floor
Approximate Floor Area
1249.15 sq. ft.
(116.05 sq. m)



First Floor
Approximate Floor Area
1137.20 sq. ft.
(105.65 sq. m)



Garage
Approximate Floor Area
324.96 sq. ft.
(30.19 sq. m)

TOTAL APPROX. FLOOR AREA 2711.32SQ.FT. (251.89 SQ.M.)
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