



DAVID
BURR

**Paddington,
Brockley, Bury St. Edmunds, Suffolk.**

Brockley is a quaint rural hamlet situated approximately 7 miles south of Bury St Edmunds and 9 miles north of Sudbury on the B1066. The village is approximately 1 mile north of picturesque Hartest, one of West Suffolk's most favoured villages. The Green at Hartest, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, doctor's surgery, public house and village church.

This spacious detached bungalow requires significant updating/modernisation but none the less occupies a stunning position within a generous plot of about **0.36 acres**. Further benefits include a **33ft garage/workshop**, established gardens and wonderful far reaching field views.

A detached bungalow within 0.36 of an acre abutting fields to provide stunning far reaching countryside views.

ENTRANCE VESTIBULE: With tiled floor and door to:-

ENTRANCE HALL: An inviting area with storage space and bevelled glass door to:-

SITTING/DINING ROOM: 22'5" x 16'10" narrowing to 9'10" (6.83m x 5.13m > 3m). Views over the garden and double doors opening on to terracing and the garden beyond. Fireplace with red brick surround and tiled hearth. Double doors open to:-

BEDROOM 3/DINING ROOM: 13'10" x 10'10" (4.22m x 3.3m). Bay window, Victorian style fireplace with granite hearth and moulded wood surround.

Inner Hall: Large double cloaks cupboard, linen cupboard and door to:-

KITCHEN/BREAKFAST ROOM: 14' x 10'6" (4.27m x 3.2m). Enjoying lovely views over the garden and fields beyond. Door to garden. Fitted with an extensive range of matching units, glazed display cabinets, shelving and worktop with inset single drainer sink unit and vegetable drainer. Integrated fridge/freezer and dishwasher. Space for electric oven and fitted extractor hood over. Plumbing for washing machine.

BEDROOM 1: 14'6" into bay x 14' (4.42m x 4.27m). Large bay window.

BEDROOM 2: 12'4" x 11'10" (3.76m x 3.6m).

BATHROOM: A spacious room with a bath, fully tiled shower cubicle, WC and wash hand basin.

Outside

A long gravel drive provides ample **OFF-ROAD PARKING** with a separate turning area and in turn leads to:-

GARAGE/WORKSHOP: 33' x 13'. With a high ceiling, light and power connected and personnel door to side.

The gardens are one of the property's most attractive features, generous in size to the side and rear with large terracing. There are areas of lawn with inset established trees and all abutting farmland which in turn provides stunning far reaching views.

In all about 0.36 acres.

AGENTS NOTE

A section of the garden is subject to a covenant restricting the erection of any further buildings. For further information please contact David Burr: 01284 725525.

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

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Band: D - £1519 – 2023.

EPC RATING: E – report available upon request.

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

Bury Road

Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft

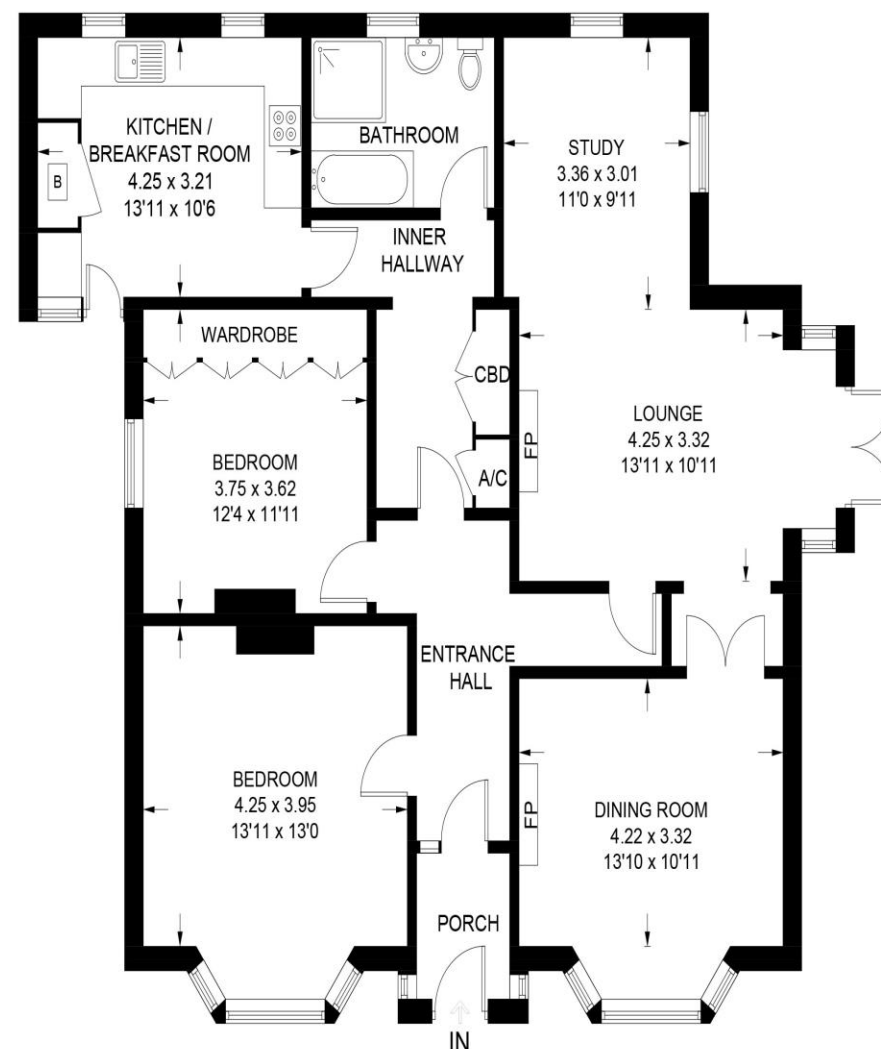


Illustration for identification purposes only,
measurements are approximate, not to scale.

