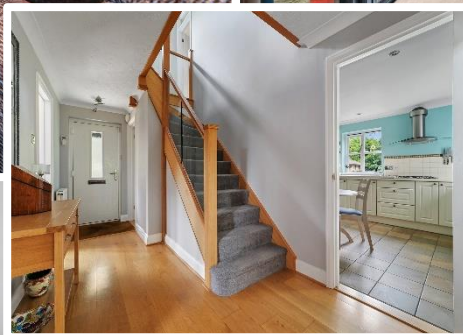




**Lansdowne**  
**Wetherden, Suffolk**

**DAVID  
BURR**







# Lansdowne, Church View, Stowmarket Road, Wetherden, Stowmarket, Suffolk, IP14 3JP

Wetherden is a small village with a range of local facilities including thriving village hall used for a variety of social and community activities, football team, tennis club, playing field with fenced children's playground area, parish church and allotments, Baptist church and public house. The neighbouring villages of Haughley and Elmswell offer a good range of everyday amenities including a village store, post office, chemist, bakery, butchers, public houses and primary schools with the latter having a local rail link station to Bury St Edmunds and Stowmarket. The market town of Stowmarket is 4 miles with an excellent range of amenities together with a main line rail link to London Liverpool Street. The historic cathedral town of Bury St Edmunds is about 10 miles west.

This exceptionally well-presented detached house occupies a lovely position within an established setting. The light, well balanced accommodation is further complemented by a double garage, ample parking and generous gardens. **In all about 0.28 acres.**

## A well-presented detached family house with generous grounds in a well-regarded Suffolk village.

Door to;

**ENTRANCE HALL:** A spacious inviting area with fitted barrier matting. Oak wood flooring and wall of glass incorporating a central door opening to;

**SITTING ROOM:** 17'9 x 13' (5.4m x 3.9m). Field views and double doors opening onto terracing with the garden beyond. Inset contemporary log effect gas fire.

**DINING ROOM:** 13' x 10'6 (3.9m x 3.2m). A light room with a wall of glass incorporating a central door opening onto terracing and the garden beyond.

**STUDY:** 13'1 x 6'9 (3.9m x 2.1m). A light room with extensive fitted shelving, storage cupboards and desk area.

**KITCHEN/BREAKFAST ROOM:** 11'8 x 11'4 (3.6m x 3.4m). Finished with an extensive range of matching modern units and worktops incorporating a 1½ bowl sink unit with mixer tap over. Wine rack. Integrated appliances include Bosch fridge and AEG dishwasher, Neff double oven and four ring gas hob with extractor fan over.

**UTILITY:** 7'8 x 5'6 (2.3m x 1.7m). A useful room with door to garden. Attractive fitted units and worktop with inset stainless steel sink unit and mixer tap over. Plumbing for washing machine. Space for full height fridge/freezer.

**CLOAKROOM:** A spacious room with useful storage cupboard. W.C. and wash hand basin with storage below.

### First floor

**LANDING:** Linen cupboard. Access to loft storage space. Doors to;

**BEDROOM 1:** 13'1 x 10'5 (3.9m x 3.2m). With a lovely view of the rear garden and surrounding countryside. **DRESSING AREA** incorporating full height built-in wardrobes with matching bedside cabinets, further chest of drawers and dressing table. **EN SUITE:** 7'2 x 6'3 (2.1m x 1.9m). Fully tiled shower cubicle, W.C. and wash hand basin. Dual fuel radiator/towel rail. Electric underfloor heating.

**BEDROOM 2:** 12' x 11'4 (3.6m x 3.4m). Built in wardrobes and chest of drawers.

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**BEDROOM 3:** 13' x 8'9 (3.9m x 2.7m). Overlooking the rear garden.

**BEDROOM 4:** 13' x 8'8 (3.9m x 2.6m). Overlooking the front garden.

**BATHROOM:** 11'4 x 6'2 (3.4m x 1.8m). Large double shower cubicle, bath, W.C. and wash hand basin with storage below. Dual fuel radiator/towel rail. Attractive wall and floor tiles. Electric underfloor heating.

## Outside

The house is located in a quiet individual close serving just a handful of properties and includes a large gravelled drive providing parking for several vehicles which in turn leads to the **DOUBLE GARAGE:** 18'2 x 17'9 (5.5m x 5.4m) with twin up and over doors, light and power connected and personnel door to side.

The gardens are one of the property's most attractive features, generous in size to both front and rear with large open expanses of lawn and well-placed terraces, all complemented by established trees, colourful beds and raised planters. The main fenced in area of garden is complemented by an additional area of garden which includes a public footpath, "a wild garden" and leads to a stream. External light and water. Garden shed with power and light and small greenhouse. **In all about 0.28 acres.**

**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:** Mid Suffolk District Council – Band F

**EPC RATING: E**

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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.





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