



**Mosman,
Little Whelnetham, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



MOSMAN, SUDBURY ROAD, LITTLE WHELNETHAM, SUFFOLK. IP30 0UL

Little Whelnetham is a small parish adjacent to Sicklesmere located just 2 miles away from Bury St Edmunds town centre, the village of Sicklesmere offers a local shop/post office and public house. The market town of Bury St Edmunds offers a vast range of local amenities, easy access to the A14 and rail transport links to Ipswich, Cambridge and London Liverpool Street.

This substantial detached family home enjoys an accommodation schedule in the region of 2500 sq.ft. and is complimented by expansive mature grounds **measuring 0.37 of an acre.** In brief the property includes 4 double bedrooms, 4 reception rooms, kitchen, utility room, double cart lodge and a range of outbuildings including a purpose-built studio/bar.

An exceptionally well-presented detached home offering versatile accommodation well placed for countryside walks.

ENTRANCE HALL: A light and welcoming space with integrated storage/cloaks cupboards.

STUDY: A versatile space capable of being used as an additional bedroom if required.

BEDROOM 4: A double bedroom with ample space for freestanding storage.

CLOAKROOM: With window to side elevation, WC and hand wash basin.

Steps rise to:

SITTING ROOM: A charming room with picture rail and a log burning stove. Double doors open to:-

GARDEN ROOM: A large, light addition with views of the garden and double doors opening on to terracing.

DINING ROOM:

SNUG: A versatile space currently used as an additional office.

KITCHEN: Fitted with a range of matching modern units as well as an integrated Rangemaster cooker, integrated dishwasher, one and a half bowl stainless steel butler sink inset with mixer tap over. Integrated water softener and space for freestanding white goods such as a fridge/freezer.

UTILITY ROOM: Conveniently located next door to the kitchen. A useful space with front and rear access to the gardens and additional spaces for white goods including further fridge/freezer, washer and dryer, etc. Base units including a stainless-steel sink inset with drainer and mixer tap over. Water softener.

BATHROOM: WC, handwash basin, panel bath with jacuzzi feature, shower head over, bi-fold glass shower screen and integrated vanity unit with storage under.

First floor

BEDROOM 2: With integrated storage.

BEDROOM 3:

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Second Floor

LANDING: With skylight window to side and access to:-

PRINCIPAL SUITE: A spacious room with a ‘**Juliet Balcony**’ overlooking the gardens. Eaves storage.

ENSUITE: Shower cubicle, WC and wash hand basin set within a vanity unit. Heated towel rail.

Outside

The gardens are one of the property’s most attractive features, generous in size and finished with well-placed terraces, large expanses of lawn, a vegetable garden and complimented by established trees. The terrace immediately behind the house has been designed for dining Alfresco with a large brick-built BBQ area linking well with this.

DETACHED STUDIO/BAR: Fitted to mirror that of a working bar with the added benefit of an integrated log burning stove and power and light with external downlighters.

The driveway provides **ample parking** for a number of vehicles.

DETACHED DOUBLE CARTLODGE: Light and power connected.

In all about 0.37 acres.

AGENTS NOTE

We understand that the property has solar panels.

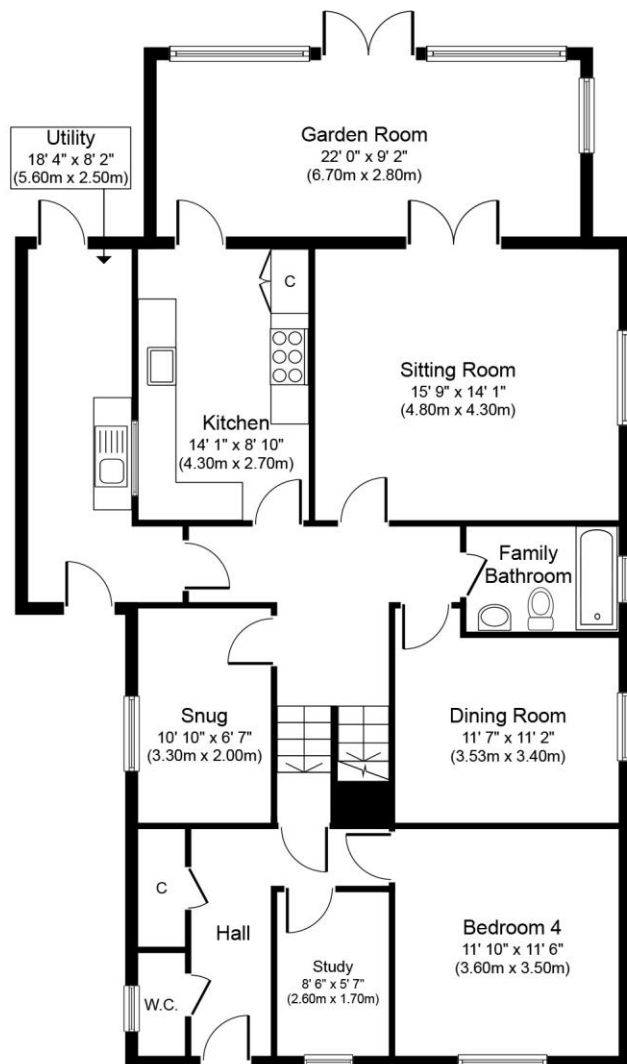
SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: C - £1350 – 2023.

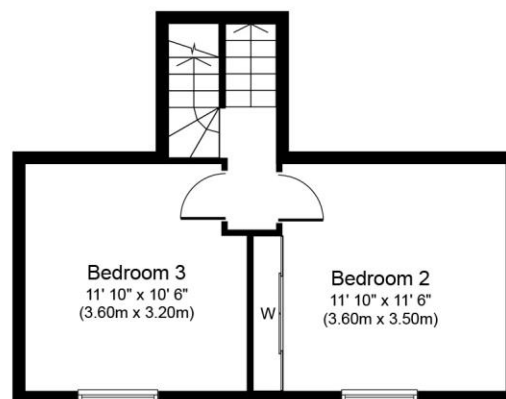
EPC RATING: C – report available upon request.

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

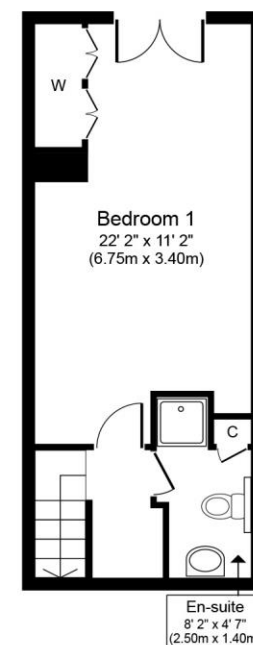
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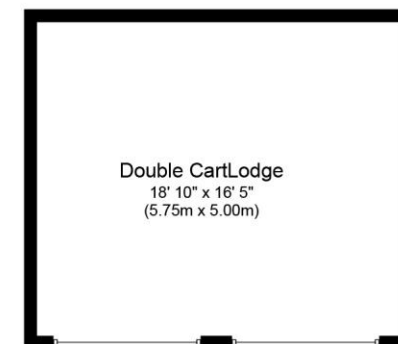
Ground Floor
Approximate Floor Area
1,368 sq.ft.
(127.1 sq.m.)



First Floor
Approximate Floor Area
335 sq.ft.
(31.1 sq.m.)



Second Floor
Approximate Floor Area
323 sq.ft.
(30.0 sq.m.)



Outbuilding
Approximate Floor Area
501 sq.ft.
(46.6 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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