

DAVID BURR

Mulberry House
Groton, Suffolk









Mulberry House, Groton Street, Groton, Sudbury, Suffolk, CO10 5EE

Groton is a rural community with a pub/restaurant, village hall and Medieval church, set in glorious undulating countryside. This lovely village was the birthplace of John Winthrop, founder of the city of Boston, the first Governor of the State of Massachusetts. The market town of Sudbury is about 6 miles away and Colchester, with its commuter rail service to London, Liverpool Street, is some 11 miles distant. The large village of Boxford is approximately 1 mile and this provides a useful range of facilities including shops, pub and restaurants, doctors surgery and primary school.

Mulberry House is well presented, attractive brick-built family home situated in a quiet rural setting in the well-regarded village of Groton. The property is well balanced with the living accommodation comprised of three reception rooms and four bedrooms (one en-suite) and a large kitchen/dining room all within a plot of approximately ¼ of an acre (sts). The property benefits further from private established gardens, a cart lodge and off-street parking for multiple vehicles.

A very well presented detached home with multiple reception rooms and beautiful gardens within a total plot size of approximately 0.25 of an acre situated in a quiet semi-rural setting.

Part glazed door to:

ENTRANCE HALL: An inviting 'L' shaped space, under stairs storage cupboard, display cabinet external doors to front and rear and doors leading to:

SITTING ROOM: 7.32m x 3.52m **(24'0" into bay x 11'6")** Enjoying a double aspect with bay to front, brick fireplace with oak bressummer and wood burning stove. French doors to the rear terrace and gardens beyond. Pendant lighting and wall lighting.

FAMILY ROOM: 4.50m x 3.50m **(14'9" into bay x 11'6")** With a oriel bay window to rear overlooking the gardens, brick fireplace with electric cast iron stove. This room could be utilised as a separate dining room.

KITCHEN/DINING ROOM: 5.48m x 4.88m **(18'0" x 16'0")** Comprising a range of matching base units and wall mounted cupboards and display cabinets, granite worksurfaces, inset granite one and half bowl sink with mixer tap. Built in Rangemaster microwave/oven and built in steam oven. Rangemaster 110 classic oven and hob with extractor over, island unit with built in wine racks and storage, power and USB points, space for American style fridge/freezer, two windows to frost aspect and French doors to garden. Downlighting and pendant lighting.

BEDROOM 5/MUSIC ROOM: 3.33m x 3.23m **(10'11" x 10'7")** This particularly versatile room is currently being utilised as a music room offering further potential as a ground floor bedroom. Window overlooking the terrace and gardens beyond and corner cupboard.

UTILITY ROOM: window to front, space and plumbing for a washing machine and tumble dryer, hatch to loft and worksurface with stainless steel sink and drainer.

CLOAKROOM: (off entrance hall) Fitted with a concealed cistern WC and vanity unit with inset basin, window to front.

First floor

LANDING: With hatch to loft, linen cupboard with hot water cylinder and shelving. Power pumps for showers. Doors to:

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MASTER BEDROOM: 4.24m x 3.42m **(13'11" x 11'3")** With a range of fitted wardrobes and overhead storage and side dresser. Window to front with views to the countryside beyond.
EN SUITE: Fitted with concealed cistern WC, wash hand basin, fully tiled room, cubicle with Aqualisa shower, heated towel rail, window to front.

BEDROOM 2: 4.50m x 2.79m **(14'9" x 9'1")** With built in wardrobes and dresser unit, window with views over the gardens.

BEDROOM 3: 3.14m x 3.45m **(10'4" x 9'2" plus wardrobe)** Window with views overlooking the rear gardens. Built in wardrobe.

BEDROOM 4: 2.67m x 2.47m **(8'9" x 8'1")** Currently utilised as a study with window to front.

FAMILY BATHROOM: Comprising curved bath with glass shower screen and wall mounted Aqualisa shower over, vanity unit with inset wash basin and mixer tap and concealed cistern WC Chrome heated towel rail and window to rear.

Outside

The property sits proudly within its plot and is approached via the shingle driveway with parking for several vehicles and leading further to:

CART LODGE/WOOD STORE : 5.81m x 5.29m On a brick plinth with timber supports and sidings under an apex roof. Light and power connected. A useful internal log store is to the side.

OUTBUILDINGS include a green house in the side garden and a large workshop (7.1m x 3.5m) with power and light connected

The gardens of the property are a lovely feature with rear terrace ideally placed for the afternoon sun and provides a quiet and secluded setting. There is a wide variety of planting among shrub borders and flower beds. There is an expanse of well-maintained lawn interspersed and bordered with a wide variety of established of plants, shrubs and trees. The ornamental pond to the rear creates a calming environment. To the side of the property is an allotment garden with gate leading to the front.
Total plot size of 0.25 acres. The oil tank and external boiler are also located within the grounds of the gardens.

SERVICES: Mains water, electricity and main drainage are connected to the property. Oil fired central heating via radiators. **NOTE:** None of the services have been tested by the agent.

BROADBAND SPEED: Up to 1000Mbps (source Ofcom).

PHONE COVERAGE: Three, O2 and Vodafone (source Ofcom).

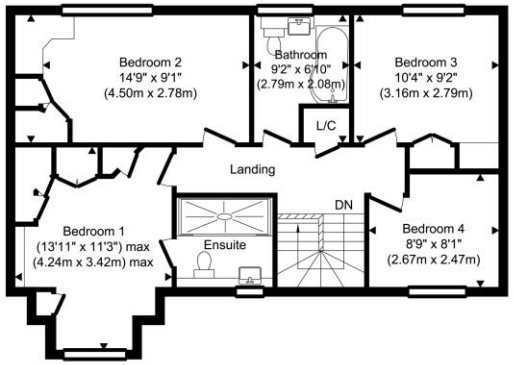
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ENERGY RATING: D. A copy of the energy performance certificate is available on request.

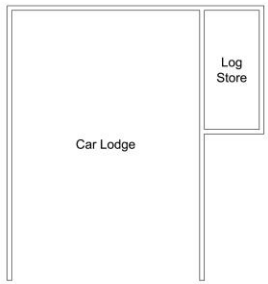
LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk IP7 6SJ (0300 1234000)

VIEWING: Strictly by prior appointment only through DAVID BURR.

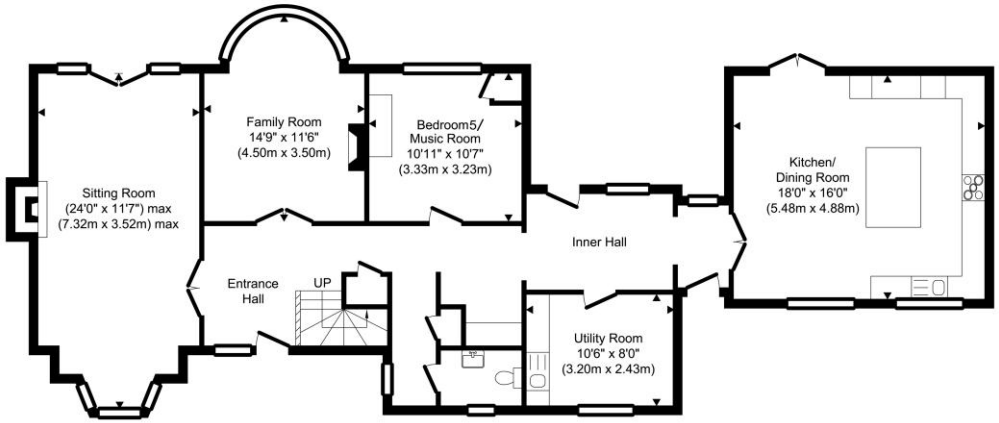
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First Floor
Approximate Floor Area
706.43 sq. ft.
(65.63 sq. m)



Outbuilding



Ground Floor
Approximate Floor Area
1252.91 sq. ft.
(116.40 sq. m)

TOTAL APPROX. FLOOR AREA 1959.35 SQ.FT. (182.03 SQ.M.)
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