



Brookfield House
The Street, Poslingford, Suffolk

**DAVID
BURR**

Brookfield House, The Street, Poslingford, Sudbury, Suffolk CO10 8QZ

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.

This exceptional detached Victorian style home is situated in a quiet village location conveniently located for amenities in nearby Clare. The property offers generous living accommodation whilst being set within large gardens with off street parking and a double garage.

A substantial detached property in a popular village location.

Entrance into:

ENTRANCE LOBBY With storage cupboard and opening through to the:

DINING HALL A splendid room featuring a large bay window to the front aspect and an attractive brick fireplace and built-in book shelves. Stairs rising to first floor.

DRAWING ROOM A charming, triple aspect room featuring an impressive fireplace with French doors opening to the rear.

STUDY With outlook to the side.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops incorporating a range of fitted appliances including an electric oven, grill and hob, fridge freezer and dishwasher.

UTILITY ROOM Fitted with a range of units and space and plumbing for appliances.

CLOAKROOM With a WC and wash basin.

First Floor

SPACIOUS LANDING With airing cupboard and doors to:

MASTER BEDROOM A lovely light room with a walk-in wardrobe and pleasant outlook to the rear over open countryside. **En Suite** fitted with a white suite comprising a WC, wash basin, tiled shower cubicle, heated towel rail and extensively tiled walls and floor.

BEDROOM 2 A spacious room with outlook to the front. **En Suite** fitted with a white suite comprising a WC, wash basin, tiled shower cubicle, heated towel rail and extensively tiled walls and floor.

BEDROOM 3 Outlook to the front.

BEDROOM 4 Outlook to the rear over open countryside.

FAMILY BATHROOM Luxuriously fitted with a white suite comprising a WC, wash basin, bath with shower attachment, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via a shared driveway with a parking space to the front and addition parking to the rear leading to the **DOUBLE GARAGE** with light and power connected. The gardens have been professionally designed and landscaped to create an array of colour throughout the year with private seating and dining areas. The front garden is lawned with mature beds and borders and a gated access leading to the rear. The rear garden is an asset to the property with a paved terrace leading to a circular lawn surrounded by mature beds and borders with gravel pathways leading beyond.

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Espalier fruit trees line the boundary whilst to the rear is access to a screened storage area with a garden shed and access leading to the **Garage** and parking with countryside walks beyond.

EPC Rating: B.

SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council. Council Tax Band: F. £2,882.20 per annum.



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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