



**4 Pear Tree Close,
Troston, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



4 PEAR TREE CLOSE, TROSTON, SUFFOLK. IP31 1FA

Troston is a small rural Suffolk village with local facilities including a village hall, church and a newly refurbished and well-regarded village Pub (The Bull) and a large village playing field. The nearby village of Ixworth is approximately 3 miles and provides a good range of local amenities including doctors and schooling. The nearby historic market town of Bury St Edmunds (7 miles) has an excellent range of schooling, shopping, recreational and cultural facilities together with access to the A14 linking the east coast, Cambridge, the Midlands and London via the M11.

A high specification detached bungalow built by the renowned builder Burgess to an exacting standard and offering a flexible accommodation schedule in a small cul-de-sac of properties with generous and well-maintained front and rear gardens. The property has been finished with a plethora of quality finishes as well as modern creature comforts including an air source heat pump, underfloor heating, fitted kitchen and ample off-road parking.

An immaculately presented high-specification detached bungalow with well-maintained and generous gardens in this well-regarded Suffolk village.

ENTRANCE HALL: Door to:-

KITCHEN/BREAKFAST/DINING ROOM: Fitted with a matching range of wall and base units with Quartz worksurfaces over and inset Rangemaster one and a half bowl stainless steel Butler sink with mixer tap over. Bosch 4-ring induction hob, Hotpoint dishwasher and integrated fridge/freezer. Near central to the room is a substantial island which is home to the induction hob with a ceiling mounted extractor over and dual cupboards and drawers under with an integrated breakfast bar providing a formal seating area which extends to a more formal dining and entertaining area with a wall of glass overlooking the gardens and terrace abutting the rear of the property with French style double doors.

SITTING ROOM: A well-proportioned reception room, the focal point for which is provided by the inset log burning stove finished with French style double doors overlooking the rear terrace and window to the side aspect.

UTILITY ROOM/BOOT ROOM: Fitted with range of wall and base units with spaces for white goods including a washer and a dryer. Inset stainless steel sink with drainer and mixer tap over and door to side terrace.

PRINCIPAL BEDROOM: A substantial double bedroom located to the front of the property with window overlooking the front gardens, dual integrated wardrobes and door to:-

EN SUITE: Finished to a high specification with a white suite comprising WC, dual wash hand basins inset on vanity unit with storage under and large walk-in shower with drencher head over. Chrome heated towel rail and window to front.

BEDROOM 2: Generous double bedroom with window to side aspect.

BEDROOM 3: Double bedroom with window to side aspect.

FAMILY BATHROOM: Finished to a high specification with white suite comprising WC, hand wash basin, panel bath with mixer tap over and shower with glass hinged door. Frosted window to rear.

Outside

The property is accessed via a private road serving only a handful of properties in Pear Tree Close and in turn provides access to the gravel driveway at the front of the property with up and over door leading to:-

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GARAGE: Fitted with power and light and a personnel door to the rear.

The front garden is predominantly laid to lawn with a handful of specimen trees and a combination of hedging and fencing defining the boundary. To the rear the gardens area sheer delight, again predominately lawn and with a substantial terrace immediately abutting the rear of the property with well stocked borders home to a number of hydrangeas, perennials, silver birch trees a flowering pear tree and a substantial cherry tree. Borders are mostly defined by 6ft fencing to all 3 sides.

AGENTS NOTE

We understand that a residents management company is responsible for the maintenance of the track serving the properties and that a charge of £150.00 is attributable per annum.

SERVICES: Main water, drainage and electricity are connected. Air source heat pump heating (under floor heating). **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,574.95 – 2024.

EPC RATING: B – report available upon request.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor – likely. (Source Ofcom).

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WHAT3WORDS: ///inhale.tycoons.signs.

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 St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

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Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1490 sq ft / 138.3 sq m

For identification only - Not to scale



