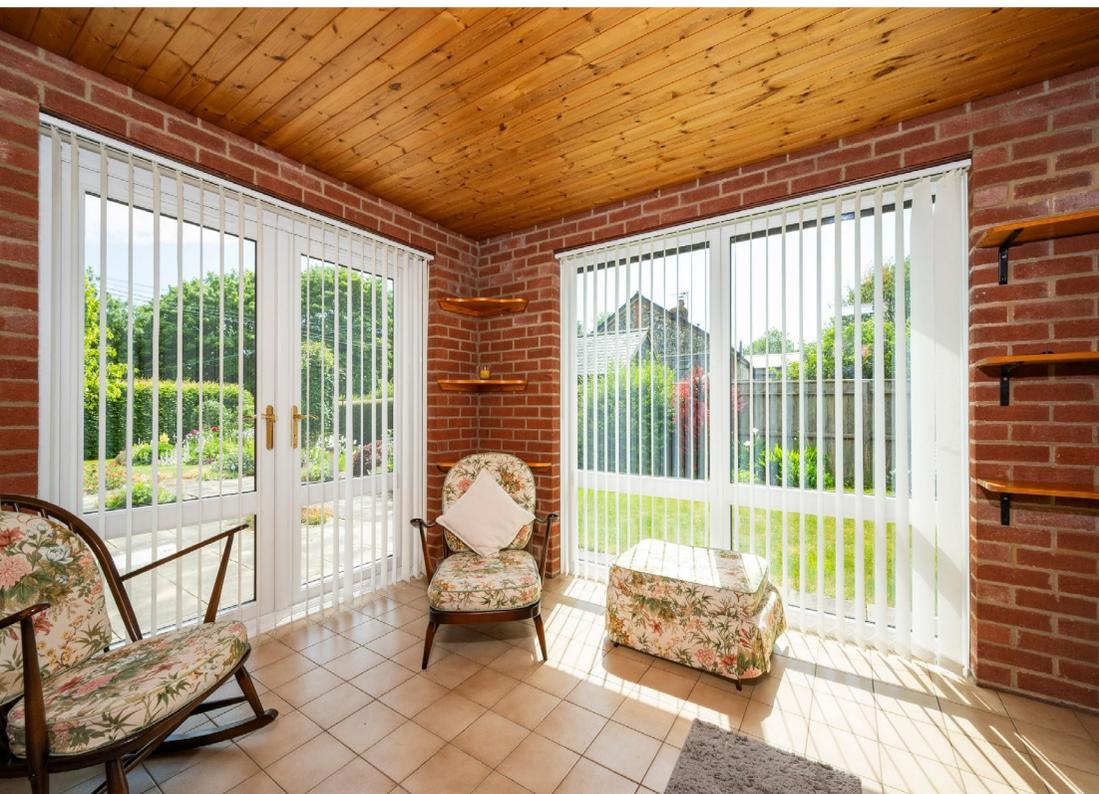




DAVID
BURR

**Battrum Lodge,
Shimpling, Bury St Edmunds, Suffolk**



Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

A detached two/three-bedroom bungalow situated in a highly regarded and picturesque village which would benefit from a degree of modernisation. Accommodation includes a sitting room, dining room/third bedroom and garden room together with a 'Knights' country kitchen/breakfast room, utility and cloakroom. There are two double bedrooms and a bathroom. Outside the property provides plenty of off-street parking for numerous vehicles which leads onto a single garage and with attractive wrap-around gardens. NO ONWARD CHAIN.

A detached bungalow situated in a picturesque village with attractive gardens

Front door leading to:

ENTRANCE HALL: A spacious area with a range of useful storage cupboards off, access to loft storage space (with drop-down ladder) and further doors leading to:-

SITTING ROOM: A well-proportioned triple-aspect room with plenty of space for seating and pretty views over the gardens with uPVC double doors opening onto terracing. Calor gas fireplace with brick surround and tiled hearth.

DINING ROOM/BEDROOM 3: With tiled flooring currently utilised as a dining room but equally offering the clear potential to be used as a third bedroom if required. Wood and glass double doors leading into:-

GARDEN ROOM: Providing a further area of seating and with double doors opening onto terracing and attractive views over the garden.

KITCHEN/BREAKFAST ROOM: Finished to a high standard with a 'Knights Country Kitchen' with solid wood cabinetry and polished granite work surfaces incorporating a stainless-steel sink with mixer tap above and

a four-ring Neff hob with extractor fan above. Integrated Neff dishwasher, Neff double electric combination oven and with space for a freestanding refrigerator/freezer. Extensive storage including deep pan drawers and with an outlook over the property's driveway and front garden. Wood and glass panelled door leading into:-

UTILITY/BOOT ROOM: With tiled flooring and work surfaces with space below for a refrigerator and freezer, space and plumbing for a washing machine and space for tumbler dryer.

CLOAKROOM: Containing a WC, a wash hand basin and also containing the oil boiler.

BEDROOM 1: A double bedroom with an extensive range of fitted wardrobes, drawers and with dressing table.

BEDROOM 2: A further double bedroom with a range of fitted storage including a double wardrobe.

BATHROOM: With tiled flooring and walls and containing a panelled bath, separate tiled shower cubicle with glass screen door, WC, vanity suite and a chrome heated towel rail.

Outside

To the front of the property is a generous driveway enclosed by a five-bar gate which provides extensive **OFF-ROAD PARKING** for numerous vehicles and leads onto a:-

GARAGE: With electric up-and-over door, power and light connected and a personnel door to side.

Adjacent to the property itself and accessible from both the garden room and sitting room is a stone paved terrace which stands adjacent to an expanse of lawn enclosed by a mature beech hedge and a colourful well-stocked flowerbed. The gardens and lawns continue to the side and rear of the property with further colourful flowerbeds.

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

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E

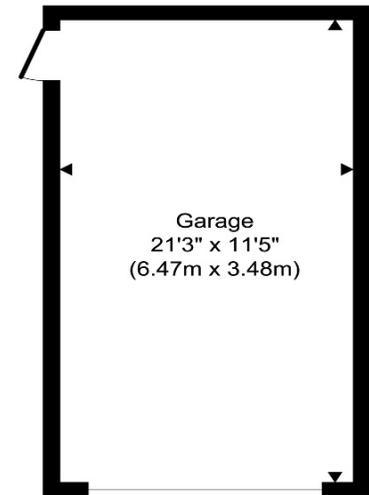
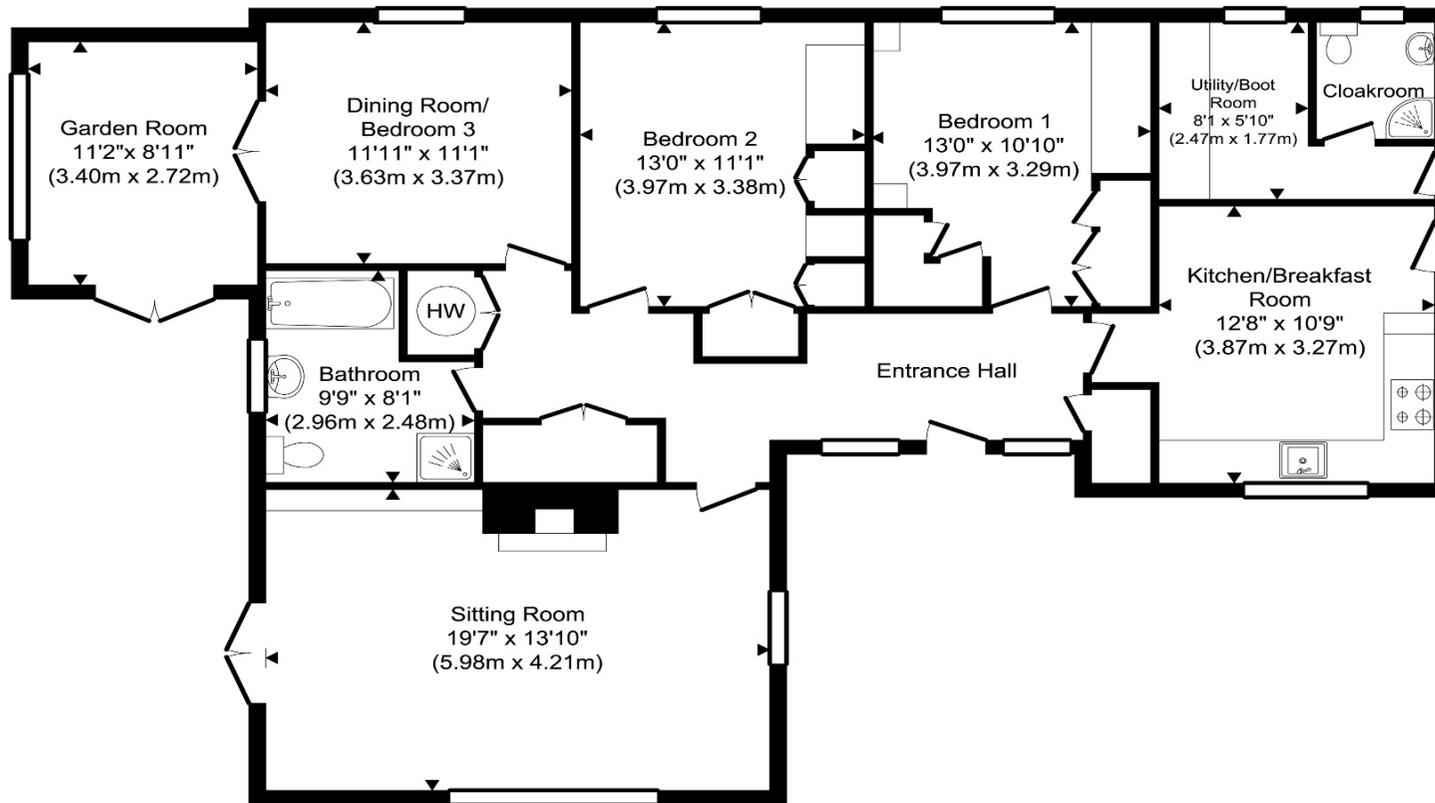
TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: treetop.overused.painting

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.



Ground Floor
 Approximate Floor Area
 1316.74 sq. ft.
 (122.33 sq. m)

Outbuilding
 Approximate Floor Area
 242.29 sq. ft.
 (22.51 sq. m)

TOTAL APPROX. FLOOR AREA 1559.47 SQ.FT. (144.88 SQ.M.)
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