



**Treetops**  
**Norton, Suffolk**

**DAVID**  
**BURR**

# Treetops, Ashfield Road, Norton, Suffolk, IP31 3NJ.

Norton is a popular and well-served Suffolk village with a thriving community. The village benefits from a primary school, public house, village hall, church, and a garage/shop catering for everyday needs. The location is ideal for commuters, with easy access to the A14 providing a direct route to Bury St Edmunds, Ipswich, and Cambridge. Rail services from nearby Elmswell and Stowmarket stations offer regular trains to London Liverpool Street, Cambridge, and beyond.

Tree Tops is a substantial detached family home offering generous accommodation extending to approximately 2,100 sq ft, set in a peaceful semi-rural location about half a mile from the centre of Norton. The property occupies an impressive plot with gardens and paddocks that together extend to around 3 acres. With mature gardens, stabling, and fenced paddocks, it is ideal for those seeking an equestrian or countryside lifestyle. The house provides an excellent opportunity for buyers wishing to add value, as it would benefit from cosmetic updating and modernisation.

## **A substantial detached home with stables, paddocks and around 3 acres in a delightful semi-rural setting.**

### **Key features**

- Substantial detached family home (approx. 2,100 sq ft)
- Four double bedrooms
- Gardens and paddocks extending to approx. 3 acres
- Three-bay stable block and fenced paddocks
- Long private drive and integral garage
- Opportunity to modernise and add value
- Semi-rural location about half a mile from Norton village centre
- Countryside views and tranquil setting
- Excellent road and rail links for commuting

### **Accommodation**

The ground floor includes a welcoming entrance hall that leads to a generous sitting room, a dining room enjoying views over the garden, and the kitchen offers scope for improvement. There is also a useful utility room, a study/second sitting room that would suit home working, and a cloakroom/WC. An integral garage completes the ground floor accommodation.

**Upstairs**, the property offers four double bedrooms, all well-proportioned and enjoying views over the gardens or surrounding countryside, as well as a family bathroom.

### **Outside**

The property is approached via a long private drive, providing ample parking and access to the garage. The front garden is planted with a variety of specimen trees and mature shrubs, creating a lovely first impression.

To the rear, a lawned garden leads to the fenced paddocks and three-bay stable block, offering excellent grazing, perfect for equine or livestock use. The grounds in total extend to approximately 3 acres, and the rear boundary enjoys views over open farmland and unspoilt countryside, adding to the sense of peace and seclusion.

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**SERVICES:** Mains water, drains and electricity. Oil fired central heating. The property has the benefit of a 16 panel 3.74 kw Solar system with FIT payments at a current rate of 33.23 p / KWh generated .This was installed in 2012 with FIT payments payable until 2037 giving an income as well as the generation of electricity for use

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band D

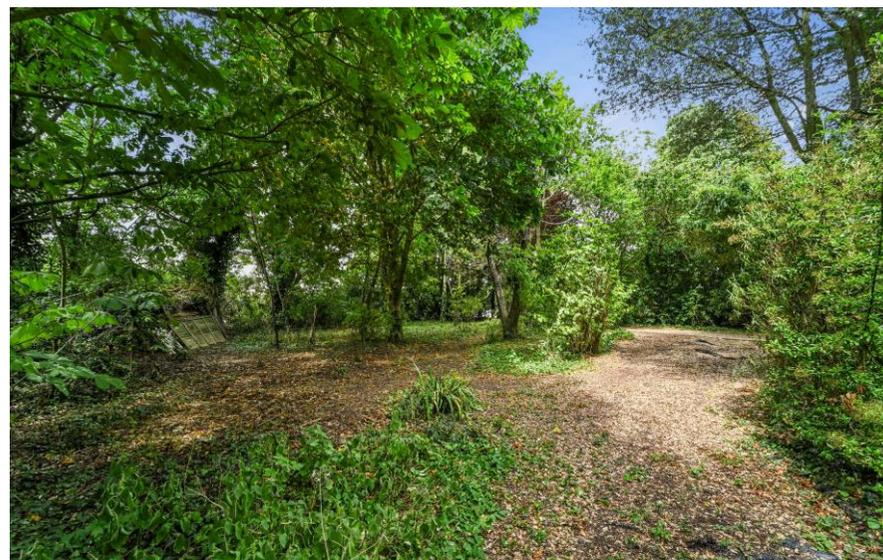
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

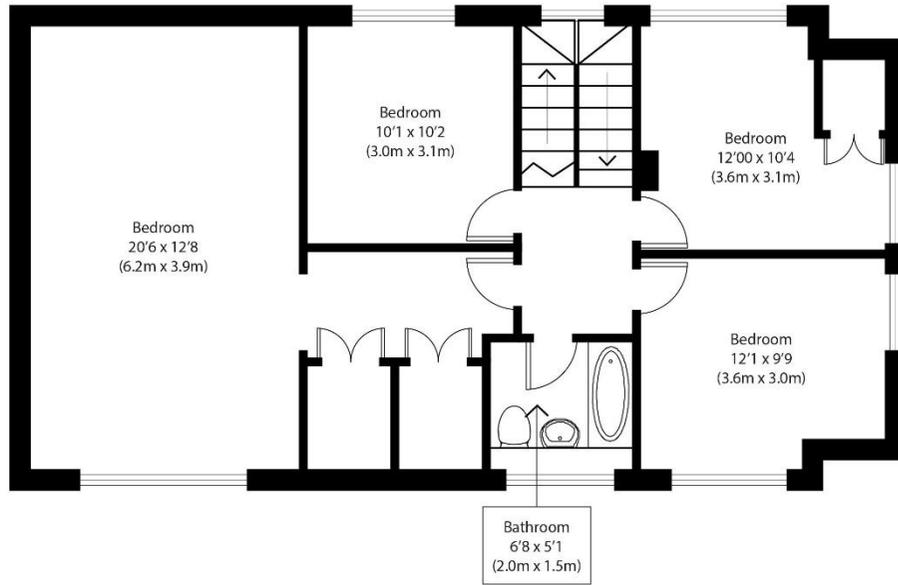
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**EPC:** N/A

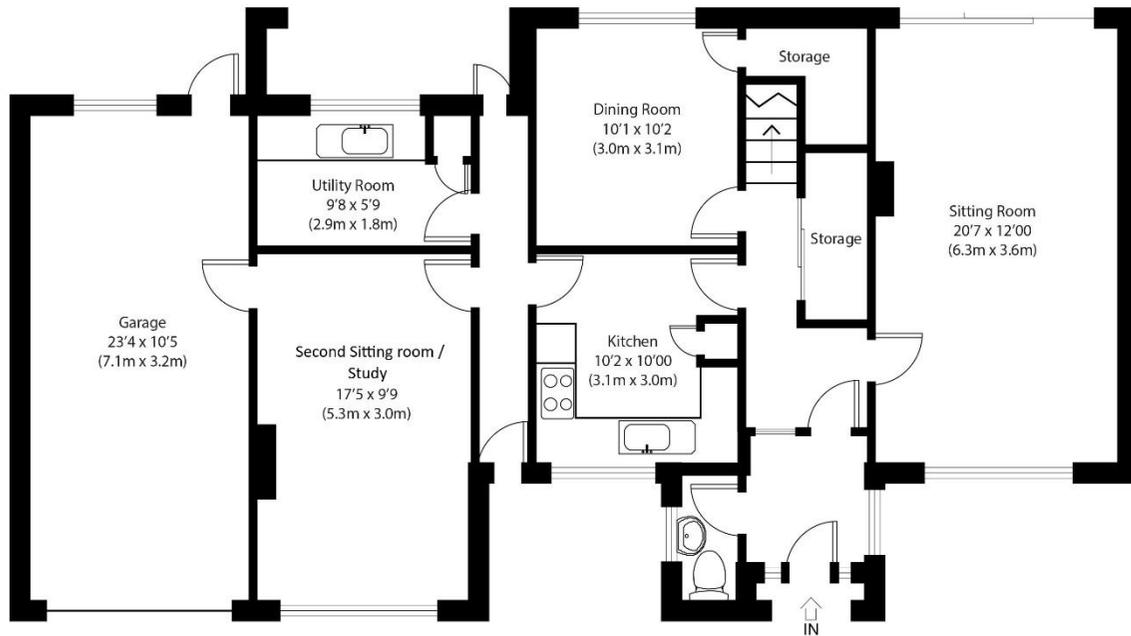
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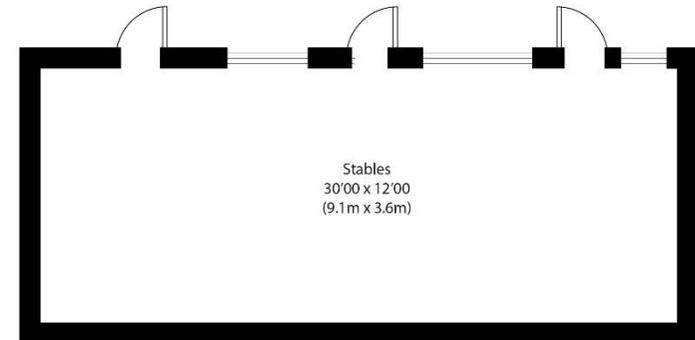




First Floor



Ground Floor



Approximate Gross Internal Area  
 Main House 2110 sq ft (196 sq m)  
 Outbuilding 360 sq ft (33 sq m)  
 Total 2470 sq ft (229 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





