



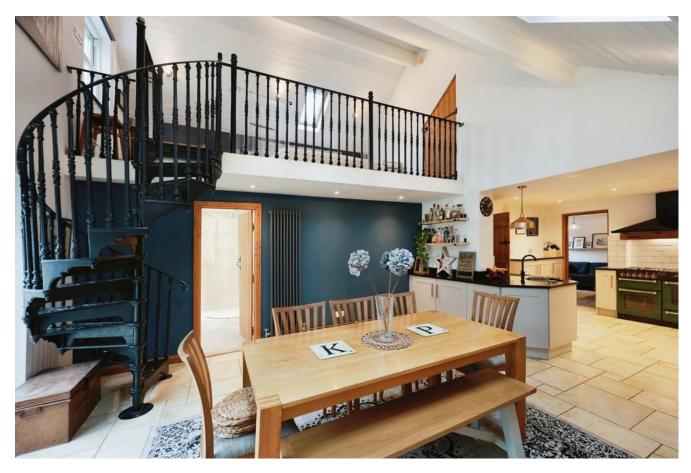


'Sunnycot' Little Whelnetham, Bury St Edmunds IP30 0UL

4 Bedrooms, 2 Bathroom, Detached Bungalow

Offers in Excess of £550,000 Freehold





- 3 Double Ground Floor Bedrooms
- Master Bedroom with Dressing Room
- Stunning Kitchen Dining Room
- Double Space Shower Room
- Bathroom
- Studio
- Workshop
- Plot Approximately 1/3 Acre (STS)
- Council Tax C

Score Energy rating Current Potential
92+ A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G

Step inside and fall in love with this quirky single storey dwelling, in this popular village just South of Bury St Edmunds, offering flexible living spaces. There is an entrance lobby, double space fitted bathroom, utility room, stunning open kitchen dining room perfect for entertaining with bifolding doors onto the rear garden, and spiral staircase leading to mezzanine floor currently used as a master bedroom with dressing room, there is a sitting room with wood burner, plus three additional double bedrooms, each offering ample space and comfort and shower room. Adjoining the property is the studio, a perfect work from home space/gym overlooking the rear garden. The rear garden offers a superb degree of privacy, has a workshop and backs onto country walks and fields. To the front there is ample car parking. Tempted? Call the team today

ENTRANCE LOBBY: Ceramic tiled floor

BATHROOM: Double space, with dual shower, wash hand basin, panel bath, ceiling spot lights, ceramic tiled floor, heated towel rail

UTILITY ROOM: 7' 01" x 4' 06" (2.16m x 1.37m) Window to front, stainless steel inset drainer, cupboard under, water softener, plumbing for automatic washing machine



KITCHEN/DINING ROOM: 28' 00" x 15' 02" (8.53m x 4.62m) (Max) - 12' 02" (3.71m) Minimum

Granite work surface with 1.5 inset sink and drainer unit, with cupboard under, range of wall mounted units, granite surfaces with units under, tiled splash backs.

Vaulted ceiling, electric range cooker with extractor hood over, Integrated fridge and freezer, dishwasher, ceramic tiled floor with underfloor heating, column radiator, Bi-Fold Doors, Suntube, USB Socket.

Spiral staircase

MEZZANINE FLOOR: 16' 05" x 10' 00" (5m x 3.05m) Currently used as Master Bedroom – has been used as further reception room historically, window to side and Velux window to rear

DOOR TO WALK IN DRESSING ROOM: 9' 00" x 10' 00" (2.74m x 3.05m) Velux window to side

SHOWER ROOM: With low level WC, double size shower and traditional column radiator and heated towel, wash hand basin, Travertine tiled splash backs

SITTING ROOM: 15' 02" x 11' 06" (4.62m x 3.51m) With 2 windows to side, Wood burner with Bressummer beam over, Wood flooring, TV point, USB Sockets, radiator



BEDROOM: 11' 00" x 10' 08/" (3.35m x 3.25m) Picture rail, radiator, window to front, double fitted sliding wardrobe, USB Socket

BEDROOM: 10' 07" x 8' 02" (3.23m x 2.49m) Window to front, one wood panelled wall, picture rail

BEDROOM: 14' 07" x 7' 08" (4.44m x 2.34m) With 2 windows to side, TV point, loft access with ladder, USB Socket

TO THE FRONT There is a gated driveway offering ample car parking, shed, outdoor lights and security light

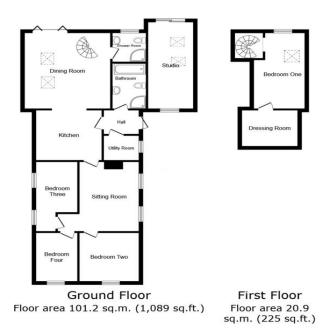
REAR GARDEN Situated within approximately one third of an acre, the garden is designed for easy upkeep, offering versatile space including large 'Sandstone' patio, ideal for entertaining with steps leading up to an established lawn, featuring a mature apple tree

STUDIO: 18' 05" x 8' 06" (5.61m x 2.59m) Flexible vaulted space with ceiling spotlights, column radiator, 2 windows to front, patio doors to garden

WORKSHOP: With light and power connected, and housing Ride-On Lawn Mower, **INCLUDED IN SALE**. Gated access to front







TOTAL: 122.1 sq.m. (1,315 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by well we property to the property of the prope

ADDITIONAL INFORMATION: Council Tax Band: C

Local Authority: West Suffolk

Mains water and electricity connected, Oil Fired Central Heating

Vacant Possession upon Completion

AGENTS NOTE: The property is serviced by private drainage

ENERGY PERFORMANCE RATING D: A full copy of the report can be obtained from the Sales Agent or from: https://www.gov.uk/find-energy-certificate

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co. Please call 01284 701511 to arrange a convenient time

LOCATION: Little Whelnetham is located three miles to the south of Bury St Edmunds, arranged around the river lark and A134 Bury to Sudbury Road. There is a local busy pub, farm shop and thriving post office/village store. Neighbouring Great Whelnetham boasts a community centre and playing field, used for regular village events run by the village's community council and various groups meeting regularly at the community centre.

Provision for families is excellent with a pre school and primary school in the village, rated by OFSTED as "oustanding". There is a regular bus service to the town of Bury St Edmunds, and a range of public footpaths, railway line walk and easy access to A14 and A11 link roads

Martin & Co Bury St Edmunds 28 Angel Hill • • Bury St Edmunds • IP33 1 UZ

T: 01284 701511 • E: burystedmunds@martinco.cdhttp://www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Survevor.

