

**FOR SALE**



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

**4 Bedrooms, 2 Bathroom, Detached Bungalow**

**Offers in Excess of £550,000 Freehold**

  
**MARTIN&CO**





- 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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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







**Ground Floor**  
Floor area 101.2 sq.m. (1,089 sq.ft.)

**First Floor**  
Floor area 20.9 sq.m. (225 sq.ft.)

**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 [www.Propertybox.io](http://www.Propertybox.io)

**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 "outstanding". 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

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