



AN IMPRESSIVE HOME WITH 2,777 SQ FT OF FLEXIBLE ACCOMMODATION SET IN CLOSE TO AN ACRE

The Firs, Long Thurlow, IP31 3JA

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ESTABLISHED 1966

The Firs
Long Thurlow
Bury St Edmunds
IP31 3JA

**A SUBSTANTIAL AND FLEXIBLE FAMILY HOUSE WITH ANNEXE POTENTIAL
IN A GARDEN PLOT OF ALMOST 1 ACRE**

Guide: £845,000

HALL | SITTING ROOM | ANNEXE | GARDEN ROOM | DINING ROOM | KITCHEN | UTILITY | 5 BEDROOMS | 2 BATHROOMS | DOUBLE GARAGE | WORKSHOP | **0.9 ACRES**

Built in the early 70s this substantial home stands in the heart of the village within a mature garden backing onto open countryside. It has over recent years undergone some remodeling and the size of plot would certainly accommodate further extension, if required.

The accommodation briefly comprises hallway with stairs and cloakroom. The 'L' shaped dual-aspect sitting room with fitted fire surround and marble mantle. Doors to the conservatory and dining room open through to the garden room with patio doors to the rear garden. In the centre of the house is the open-plan kitchen fitted with a range of wall and base units and ample worksurface fitted with electric cooker and extractor hood. The adjoining utility room has further storage units with space for washing machine and tumble dryer, and door to the rear patio. Adjoining the kitchen is the annexe. The annexe is extremely versatile and could be used for multigenerational living or anyone looking to run a business from home. The annexe has its own separate entrance from the driveway, a large living room/office area plus an additional room. The bathroom has been decommissioned but could easily be reinstated.

On the first floor the principal bedroom has a dual-aspect and is accessed through a dressing area with en suite bathroom. Complemented with four further bedrooms and a family bathroom.



Outside The house is approached through electric wrought-iron gates to a shingle driveway with ample parking in front of a double garage which has power, light and electric doors and an attached workshop and garden store. The front garden is laid to lawn with mature trees and hedges. whilst the gardens at the rear are a wonderful feature of the property, facing south, with a patio area immediately to the rear of the property ideal for al fresco dining. The extensive rear garden features, a former hard tennis court, (requiring attention) vegetable patch, enclosed chicken run and a mature tree line to the rear boundary. There are two good-sized wooden storage sheds, and oil tank.

Agent's Note The annexe has plumbing already installed for a bathroom/shower room.

Services

Mains water, drainage and electricity. Oil-fired heating. Council Tax Band E – Mid Suffolk

Location

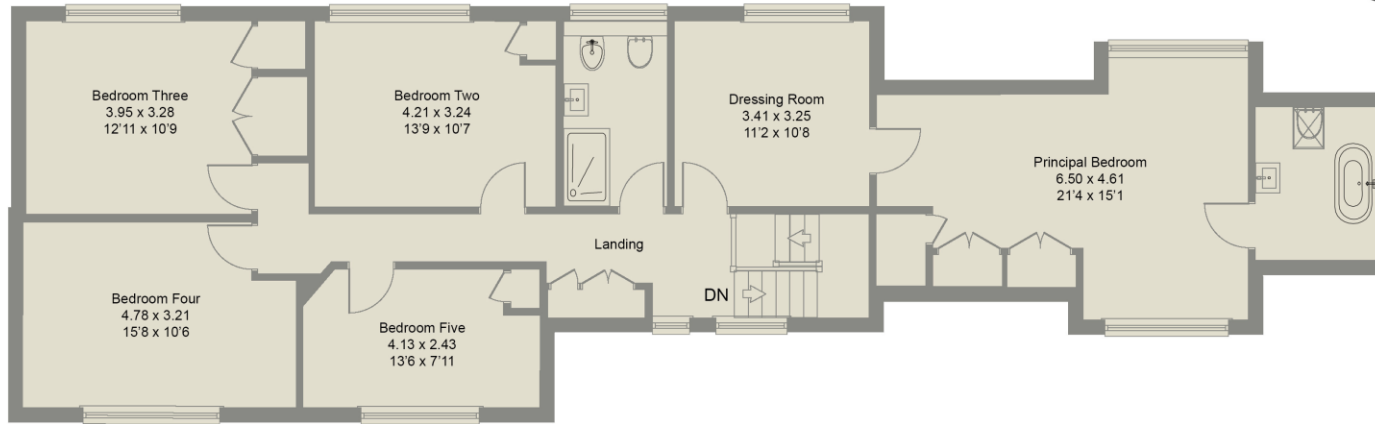
Long Thurlow is an attractive hamlet close to Great Ashfield in Mid Suffolk, well placed for both Bury St Edmunds and Stowmarket and about 5 miles north of the A14. The larger regional centre of Ipswich can be reached in about half an hour and London via the A14/A11/M11 takes approximately one and a half hours. The British Rail station at Stowmarket can be easily reached within about 10 minutes and there are regular services to Liverpool Street (approximately 80 minutes).



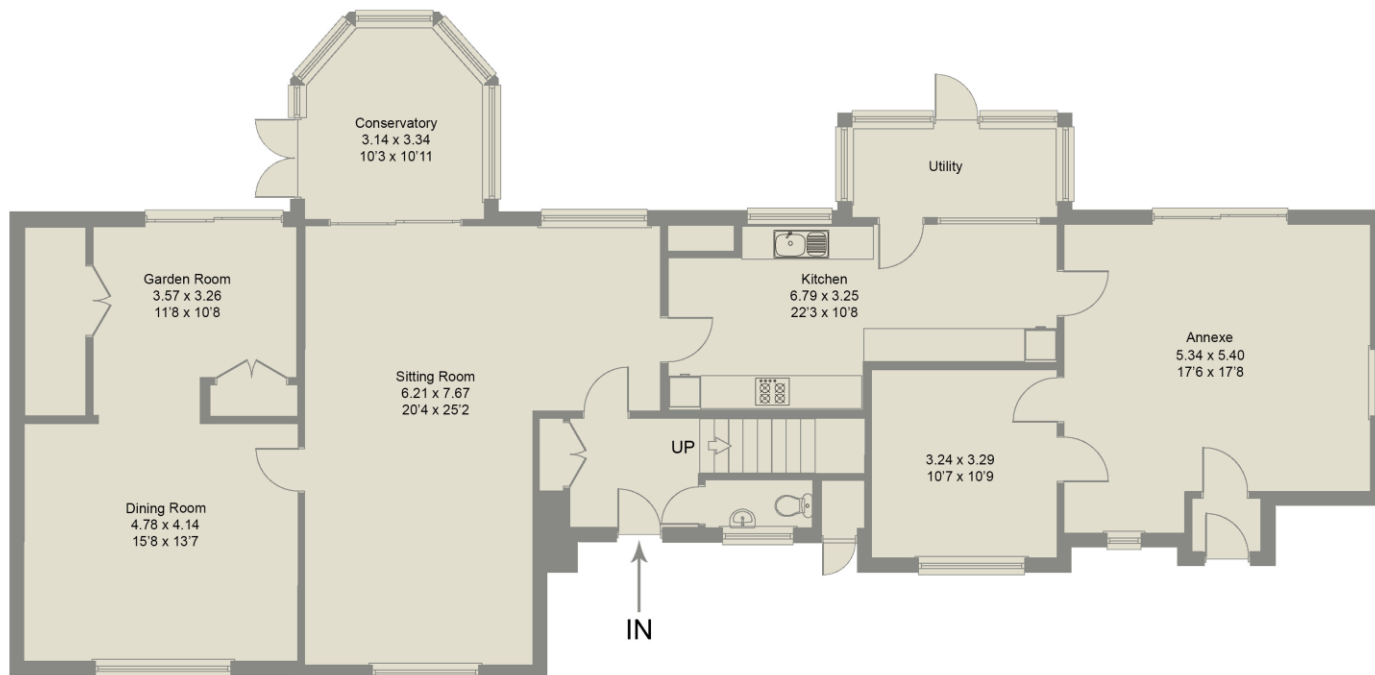
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



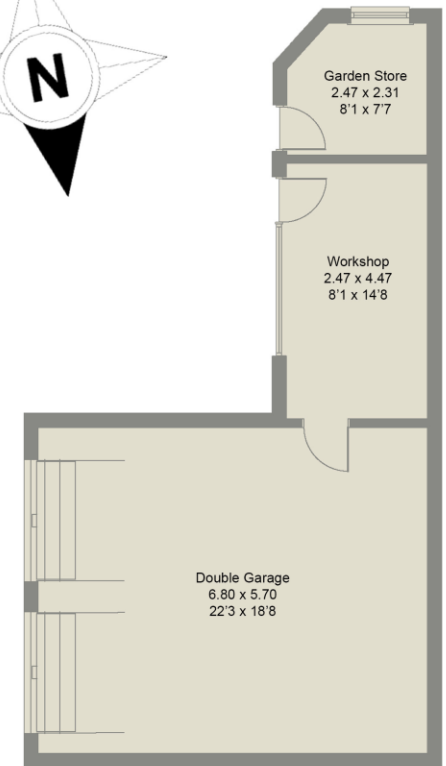
Approximate Gross Internal Area = 258 m² / 2777 ft²
 Garage & Workshop = 56 m² / 603 ft²
 Total = 314 m² / 3380 ft²
 For identification purposes only - Not to scale



First Floor



Ground Floor



Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023





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