



AN ATTRACTIVE MODERN INDIVIDUAL HOME, SITUATED IN AN ENVIABLE SEMI-RURAL SETTING ADJOINING PADDOCKS

High Trees, Felsham, Bury St Edmunds, Suffolk IP30 0QG

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- Lavenham 7 miles
- Bury St Edmunds 9 miles
- Stowmarket Mainline Station 9 miles

Guide: £665,000

RECEPTION HALL • CLOAKROOM • SITTING ROOM
STUDY/SNUG KITCHEN/DINING ROOM • UTILITY
4 BEDROOMS • 3 BATHROOMS • GARAGE • LARGE
CART-LODGE • **ALL IN 0.34-ACRE**

Situated on the fringes of this well-regarded village, High Trees is an attractive individual house set back in private gardens. The property is built of traditional construction with rendered elevations under a peg-tiled roofline, and provides well-proportioned accommodation with a large degree of natural light and space.

Extending to around 1,800ft², the property comprises a large reception hall with cloakroom, a triple aspect sitting room with fireplace housing a wood-burning stove and a study/snug with built-in storage. The kitchen/dining room is extensively fitted with a wide range of matching base and eye level units with wooden preparation tops and Leisure range cooker with 5-zone induction hob with extractor.

There is a side hall with utility area and access to a ground floor bedroom with fitted wardrobes and en suite shower room.

On the first floor is a good-sized landing with airing cupboard and loft access, the principal bedroom with fitted wardrobes and en suite shower room, with two further bedrooms served by the family bathroom.



Outside

This property stands in a generous plot of approximately 0.3-acre, with the property set back behind a high Laurel hedge, and approached via 5-bar gates, at either end of a sweeping carriage driveway.

The front is enclosed by fencing and hedging, with borders, a large spruce and an outside water tap. The sweeping shingle driveway and turning areas, provide extensive vehicular standing for at least seven cars. This leads to a GARAGE: 5.11m (16'9") x 2.79m (9'2"), with up and over style door, power and light connected. To the other side of the property is an open CART-LODGE: 5.38m (17'8") x 4.62m (15'2").

A gate provides side access to the large rear garden, which backs onto paddock land, offering fine rural views. It is enclosed by fencing, being laid principally to lawn, with borders, beds, paved patio area, external power socket and a range of timber sheds and greenhouse.

Services

Mains water, drainage and electricity. LPG-fired heating.

Location

Felsham is a small village, lying about 8 miles south-east of Bury St Edmunds, with amenities including a Public House, Post Office/Store, Garage and Parish Church. It is within 8 miles of Stowmarket, with its direct mainline rail link to London Liverpool Street.

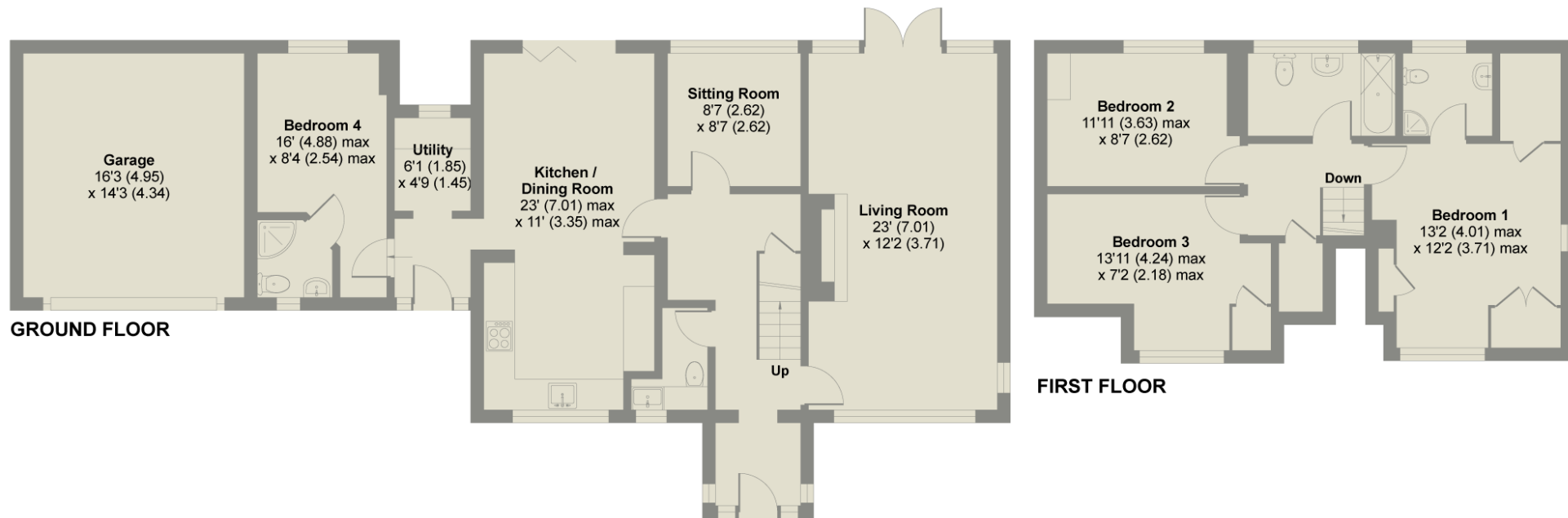
Rattlesden, Woolpit, Elmswell and Thurston are popular villages, located nearby, with a range of local amenities. The larger towns of Bury St Edmunds, Stowmarket and Sudbury offer a wider range of shopping, educational and recreational amenities.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.

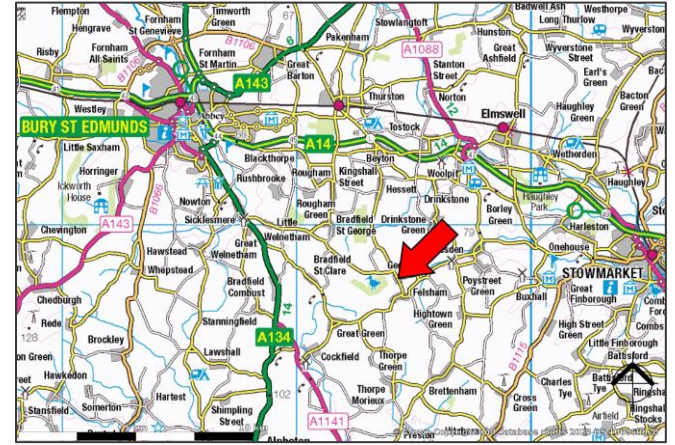
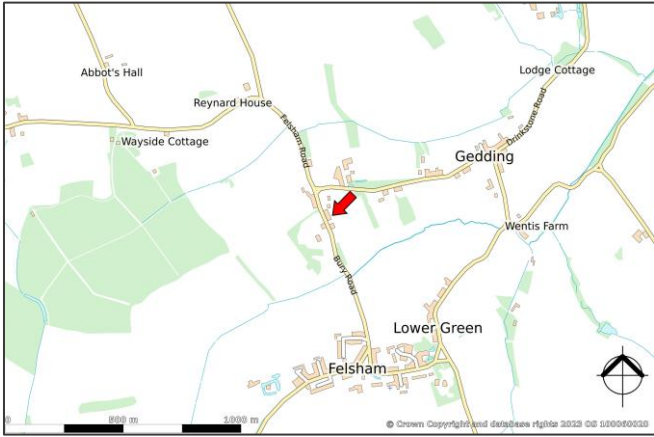


Approximate Area = 1800 sq ft / 167 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2023. Produced for Bedfords Estate Agents. REF: 933156





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