



ELEGANT MODERN HOME WITH INDOOR POOL AND ANNEXE

Hale House, 152 Westley Road, Bury St Edmunds, IP33 3SD

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ESTABLISHED 1966

Hale House, 152 Westley Road Bury St Edmunds Suffolk IP33 3SD

- Bury St Edmunds 1.5 miles
- Newmarket Racecourse 16 miles
- Cambridge 27 miles
- Stansted Airport 47 miles

**CENTRAL ENTRANCE HALL | SITTING ROOM | DINING ROOM
| KITCHEN/BREAKFAST ROOM | UTILITY ROOM | CLOAKROOM |
5 BEDROOMS | 5 BATHROOMS | POOL ROOM | GARDEN ROOM
| DOUBLE GARAGE | GYM | 1 BEDROOM ANNEXE |**

The property was built in 2017, on the last large building plot in this popular residential address to have become available, the design and proportions hold true to its Georgian influences, including deep skirting, moulded cornices, tall ceilings and sash windows, whilst still offering a modern design and layout, that's excepted of a recently-commissioned home, with care and attention to detail evident throughout.

The electric gated sweeping block-paved driveway makes for the most impressive arrival to this property. Either side of which is a lawned front garden, interspersed with mature trees. Three York Stone steps lead up to the front door, through which is a most impressive tiled central entrance hall, with its three-floor galleried staircase rising through the middle of the house, and large coats cupboard and cloakroom.

Off to the left can be found the sitting room, with its Antico signature herringbone flooring, setting off this well-proportioned double-aspect room is a large brick-edged fireplace with a freestanding Valiant multi-fuel stove. Whilst to the right of the hall, is the equally impressive double-aspect dining room. Towards the rear of the property is a large family kitchen/breakfast room, fully fitted with a contemporary Shaker-style Masterclass kitchen in a light grey finish with chrome furniture, set off by marble worktops, and matched by the large central unit, in a contrasting grey.

Within the kitchen can be found large integrated fridge and freezer, dishwasher, double oven, warming drawers, 5-ring induction hob, with extractor hood above, added to which are multiple storage solutions from drawers and cupboards, both low-level and wall mounted. Separate utility, with plumbing and space for stacked washing machine and tumble dryer, with additional storage units matching the kitchen, access to outside. The remainder of the ground floor is made up of a family/play room, with Amtico flooring and large vaulted roof lantern light, can have multiple uses, with a pair of French doors leading out to a

THIS ELEGANT MODERN HOME SITTING IN 0.84 ACRES WITH DOUBLE GARAGE, ANNEXE AND INDOOR POOL

Guide: £1,750,000 FREEHOLD





private terrace area. Beyond the kitchen area, a pair of doors leads to the indoor pool room, which is double aspect, with doors to the garden terrace and has a large apexed roof lantern above the pool, which has its own plant room and independent heating system. The room itself is heated and ventilated with a recycling dehumidifier system, with a separate shower room, WC and changing room.

From the handcrafted central staircase, the first floor landing has multiple storage cupboards, gives access to the master bedroom suite, with a front aspect and well-appointed dressing room, with multiple storage solutions, through which is accessed the en suite bathroom, with white twin vanity basins with storage below, double-ended bath with shower attachment, WC and large glass-enclosed shower with fixed and adjustable head.

Also on this floor, are two other bedroom suites, one with mirror-fronted sliding door wardrobe arrangement and an en suite shower, with vanity basin with storage below, WC and glass-doored enclosure, with fixed and adjustable-head shower, overlooking the front, whilst the other suite overlooking the rear, has a pair of sliding-doored wardrobes and an en suite bathroom, with double-ended bath, vanity basin with storage below and WC.

Continuing up the central staircase to the second floor, where there can be found a further bedroom, with built-in wardrobe storage and an adjacent shower room, with vanity basin with storage below, WC and corner shower cubicle, with fixed-head and adjustable shower fitted and an additional bedroom or media room, to suit the individual family's needs.

Outside

Once you have arrived to the front of the property, there is ample parking for multiple vehicles on the block-paved drive, in front of a triple bay garage block, one of which is converted to a gym, with a separate side entrance, giving stair access to the annexe comprising: cloakroom. Studio with kitchen area and bedroom, all fitted with Velux roof lights. The remainder of the garden runs to the right-hand side of the property and the rear comprises a lawned area, with twin terraced paved seating areas, around the pool room and kitchen ideal for entertaining, with its purpose-built outdoor kitchen/bar.

Services Mains Gas, electricity, water and drainage.

Council Tax Band G – West Suffolk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



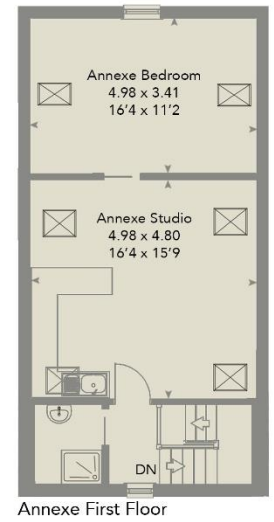
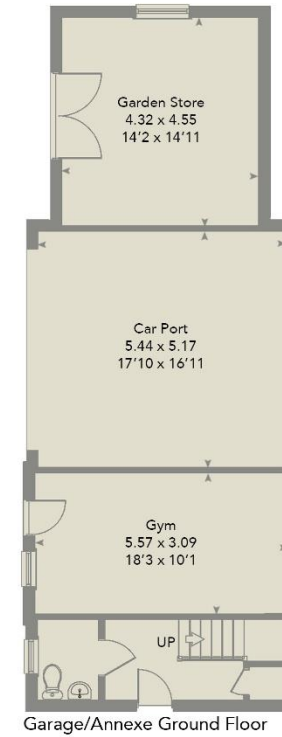
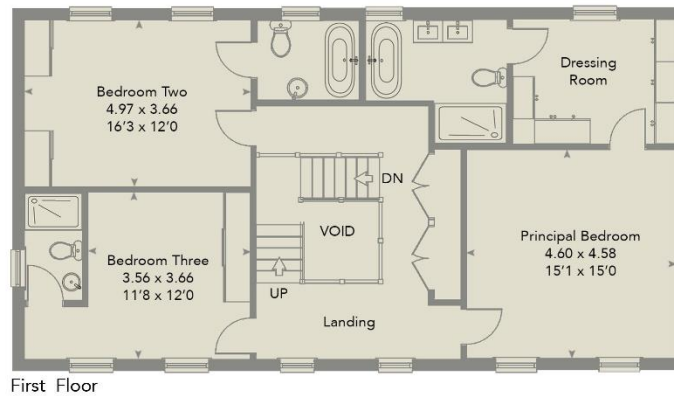
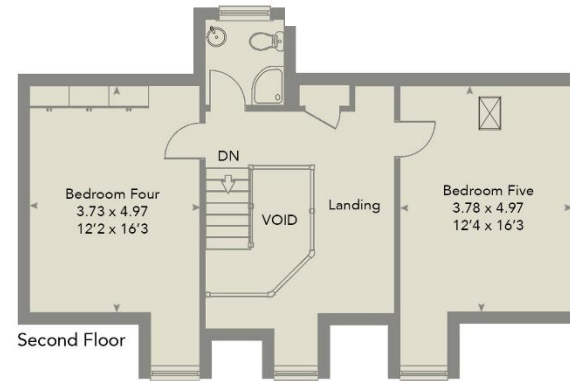
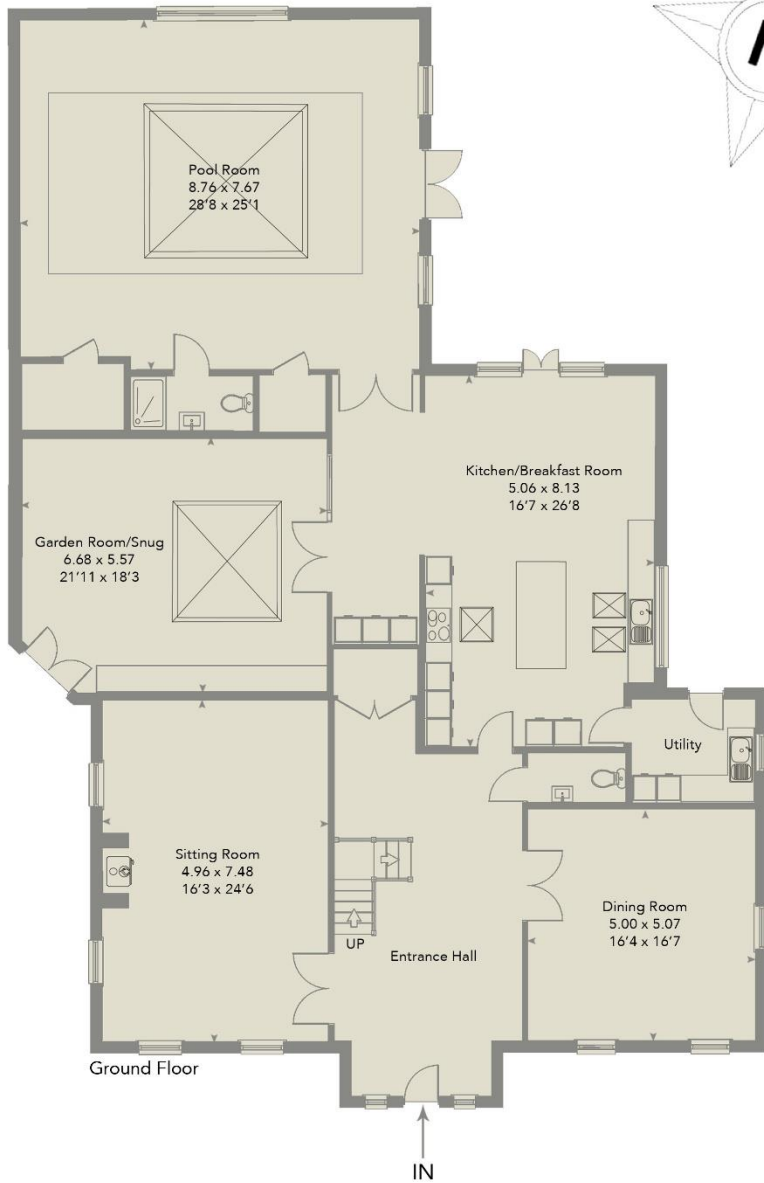
Approximate Gross Internal Area = 448 m² / 4822 ft²

Annexe = 59 m² / 635 ft²

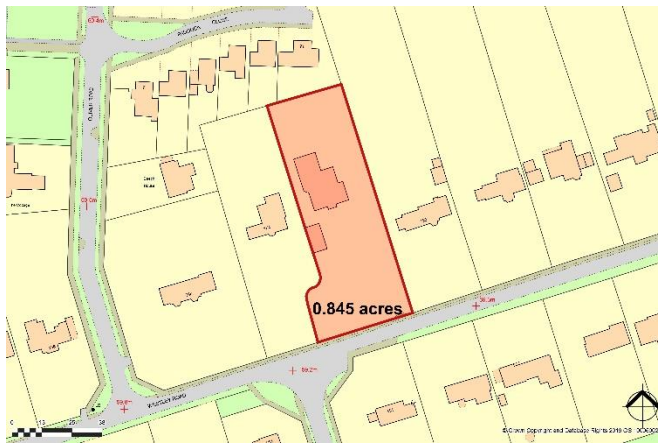
Garage = 68 m² / 732 ft²

Total = 575 m² / 6189 ft²

For identification purposes only - Not to scale



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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