



Impressive modern five-bedroom home with beautiful gardens and paddock

Walnut Tree House, 2 Farm Close, Drinkstone, Bury St Edmunds, IP30 9TH

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ESTABLISHED 1966

Walnut Tree House

2 Farm Close

Drinkstone

Bury St Edmunds IP30 9TH

- Bury St. Edmunds 6 miles
- Stansted Airport 57 miles
- Stowmarket Railway Station 7 miles
- Lavenham 4 miles

ENTRANCE HALL | DINING ROOM | SITTING ROOM | STUDY | LAUNDRY ROOM | KITCHEN/BREAKFAST ROOM | UTILITY/BOOT ROOM | PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM | BEDROOM TWO WITH EN SUITE SHOWER ROOM | THREE FURTHER BEDROOMS | FAMILY BATHROOM | STUDIO | DOUBLE GARAGE | GARDENS AND Paddock

Completed in 2003, the property is one of three homes locally built and designed on the former farm site. The accommodation, which is arranged over two floors, comprises entrance porch leading to a large entrance hall with cloakroom, coat and shoe storage with an office to the left. The dining room is to the right, with the triple-aspect sitting room to the rear which can be approached from either the hall or dining room. In the sitting room, which has access to the rear garden via a pair of French doors, is a large brick-faced inglenook fireplace with tiled hearth and woodburning stove. Continuing from the entrance hall, before you get to the kitchen, is an ironing room/laundry room with door to rear, stainless-steel sink and space for washing machine and tumble dryer. Once entering the kitchen you are greeted by a further inglenook fireplace (unused), with one end having a modern cream handleless kitchen fitted with multiple storage solutions and integrated microwave, dishwasher and a 5-ring induction Rangemaster double oven with warming drawer, extractor hood above, space and plumbing for an American fridge freezer, the remainder of the kitchen area is set aside as a seating/dining area with a semi-vaulted garden room for enjoyment over the rear garden, and French door for access. Completing the ground floor is a further utility/boot room, again with multiple storage units, shoe storage, bench, stainless-steel sink and room for additional fridge/freezer, if required.

From the central landing, steps give access to a principal bedroom suite, enjoying the views across the rear garden, and having a pair of built-in double-doored wardrobe cupboards, en suite shower room with large fully tiled cubicle, multi-head shower and back-to-the-wall

IMPRESSIVE MODERN FIVE-BEDROOM HOME WITH BEAUTIFUL GARDENS AND Paddock

Guide: £975,000





WC, bidet, and hand basin with storage below. The guest bedroom to the front also has an en suite shower with back-to-the-wall WC, hand basin with storage below. There are three further double bedrooms, one with a range of built-in fitted wardrobe cupboards, these bedrooms enjoy the use of a large family bathroom, extensively tiled with bath, back-to-the-wall WC, vanity basin with storage below and a large corner shower cubicle with adjustable head shower.

Outside

The three properties enjoy the shared use of the well-maintained gravelled drive, leading to its own private block paved driveway with ample room for multiple vehicles and turning area, all in front of a large double garage, above which, approached from the stairs to the side, is a large fully converted studio. Completing the front of the property, is a lawned area with established border beds and behind the garage is a useful storage area for bins, etc, and housing the oil tank. The rear garden is approached from doors from the property, also has pedestrian gated side access and vehicular side access to the left-hand side. Full enjoyment of the garden can be had from either the sandstone terrace across the rear, or the secondary terracing towards the rear of the formal garden in front of the summerhouse. The garden itself has been thoughtfully designed and laid out for enjoyment throughout the year, with decking, pergola, gravel paths, and lawn all around a feature pond. In addition to the formal garden, to the rear of the property is a further enclosed paddock. In all, the site is in excess of an acre.

Services

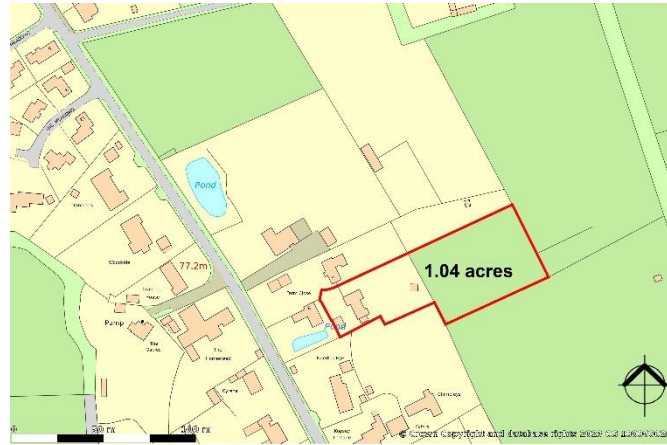
Mains water, drainage and electricity. Oil-fired heating.

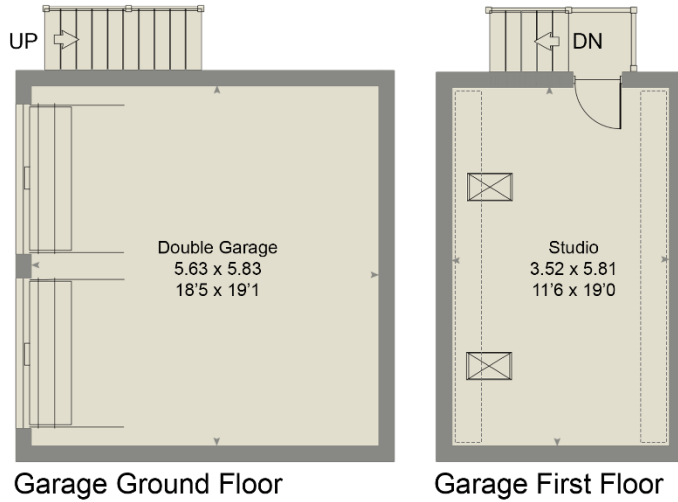
Council Tax Band – G – Mid Suffolk
EPC rating C.

Location

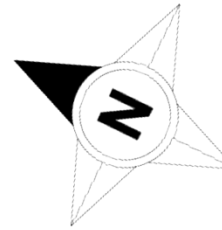
The main village of Drinkstone is situated approximately 8 miles from the historic market town of Bury St Edmunds and a similar distance from Stowmarket, which has a mainline station to Liverpool Street. The A14 is about 3 miles away giving good access to the County town of Ipswich, the Port of Felixstowe and the A12, and in a westerly direction to Cambridge and London via the M11. Both Bury St Edmunds and Stowmarket have a wide range of shopping, leisure and recreational facilities, and local shops are available in the neighbouring village of Woolpit.





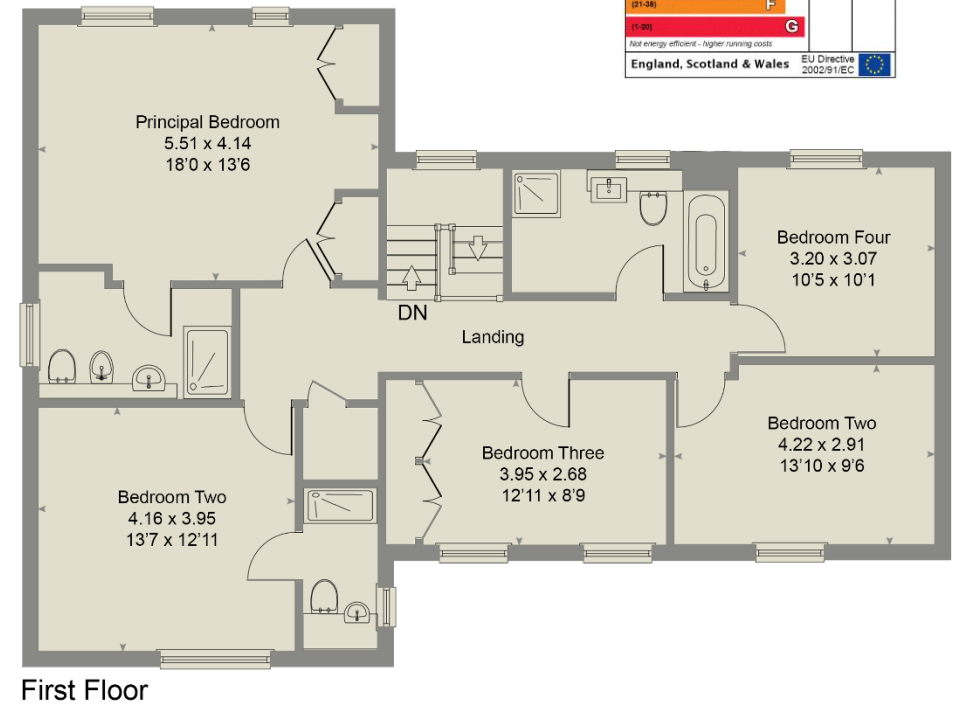
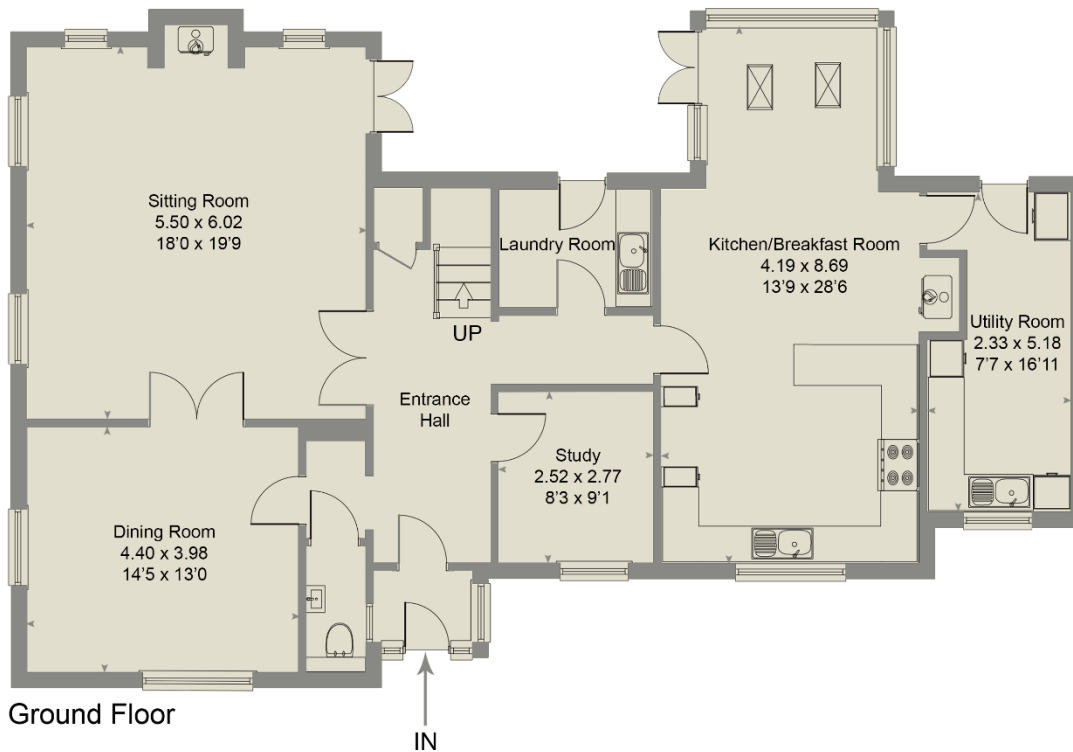


Approximate Gross Internal Area = 243 m² / 2616 ft²
 Garage = 53 m² / 570 ft²
 Total = 296 m² / 3186 ft²
 For identification purposes only - Not to scale



= Reduced headroom below 1.5m / 5'0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(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	
		75	76



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.
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