



A BEAUTIFULLY MODERNISED DETACHED HOUSE ON THE EDGE OF THIS WELL-REGARDED VILLAGE

Pelambach, Fen Road, Pakenham, Bury St Edmunds, Suffolk IP31 2LT

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ESTABLISHED 1966

Pelambach
Fen Road
Pakenham
Bury St Edmunds
Suffolk IP31 2LT

- Wyken Vineyard 3 miles
- Bury St Edmunds 7 miles
- Stowmarket Mainline Station 11 miles

**A BEAUTIFULLY MODERNISED DETACHED HOUSE ON THE
EDGE OF THIS WELL-REGARDED VILLAGE**

Guide: £499,950

RECEPTION HALL • CLOAKROOM • SITTING ROOM •
CONSERVATORY • KITCHEN/BREAKFAST ROOM • UTILITY
ROOM • 3 BEDROOMS • EN SUITE SHOWER ROOM •
BATHROOM • GARAGE • **ALL IN 0.2-ACRE**

Situated in an enviable setting on the fringes of this well-regarded village, Pelambach is a beautifully modernised and remodelled detached home, having recently been subject to many improvements to include a high-quality new kitchen, en suite and heating system.

Extending to almost 1,500ft², the property provides well-proportioned accommodation with a high degree of natural light throughout. The property comprises reception hall with engineered oak floors, coat cupboard and further downstairs storage and cloakroom, recently updated with painted tongue-and-groove style panelling, WC with concealed cisterna and vanity wash basin.

The sitting room enjoys a triple aspect, with doors to the garden, feature fireplace with oak shelf and free-standing electric stove. Doors to a conservatory, with views of the garden.

The kitchen/breakfast room has been tastefully reconfigured and updated, with a stylish range of matching base and eye level units, quartz worktop with ceramic sink with drainer, integrated AEG induction hob with extractor and double oven, fridge/freezer and dishwasher. There are French doors to the garden and further access to the utility room, with further storage, worktop and sink unit.



On the first floor is a landing area with airing cupboard, principal bedroom with walk-in wardrobe and a fully-tiled new en suite shower room. There are two further bedrooms, served by a modern fully-tiled shower room with large walk-in shower.

Outside

Pelambech is approached from the village lane onto an extensive gravelled parking area, leading to a detached garage with power and light connected. The neighbouring property has rights over the driveway to access their property.

The garden enjoys a high-degree of privacy, with large, paved terrace adjoining the house, established flower beds, shrubs and trees, being partially walled, with the remainder of the boundary enclosed by willow and close-panelled fencing.

Services

Mains water, drainage and electricity. Oil-fired heating. Council Tax Band 'E' • EPC – E rating.

Location

The property is situated in this desirable and picturesque village, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a watermill and windmill. The village also offers a toddler group, various events throughout the year including wine tasting and the local public house (The Fox), which serves ales and food. It's also in the catchment of an Ofsted outstanding primary school.

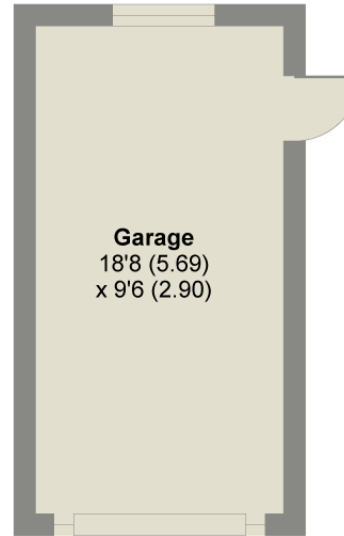
Pakenham is situated approximately six miles to the north-east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Direction - Upon entering the village, proceed down the High Street and bear round to the left into Fen Road, where the property will be found on the left-hand side.





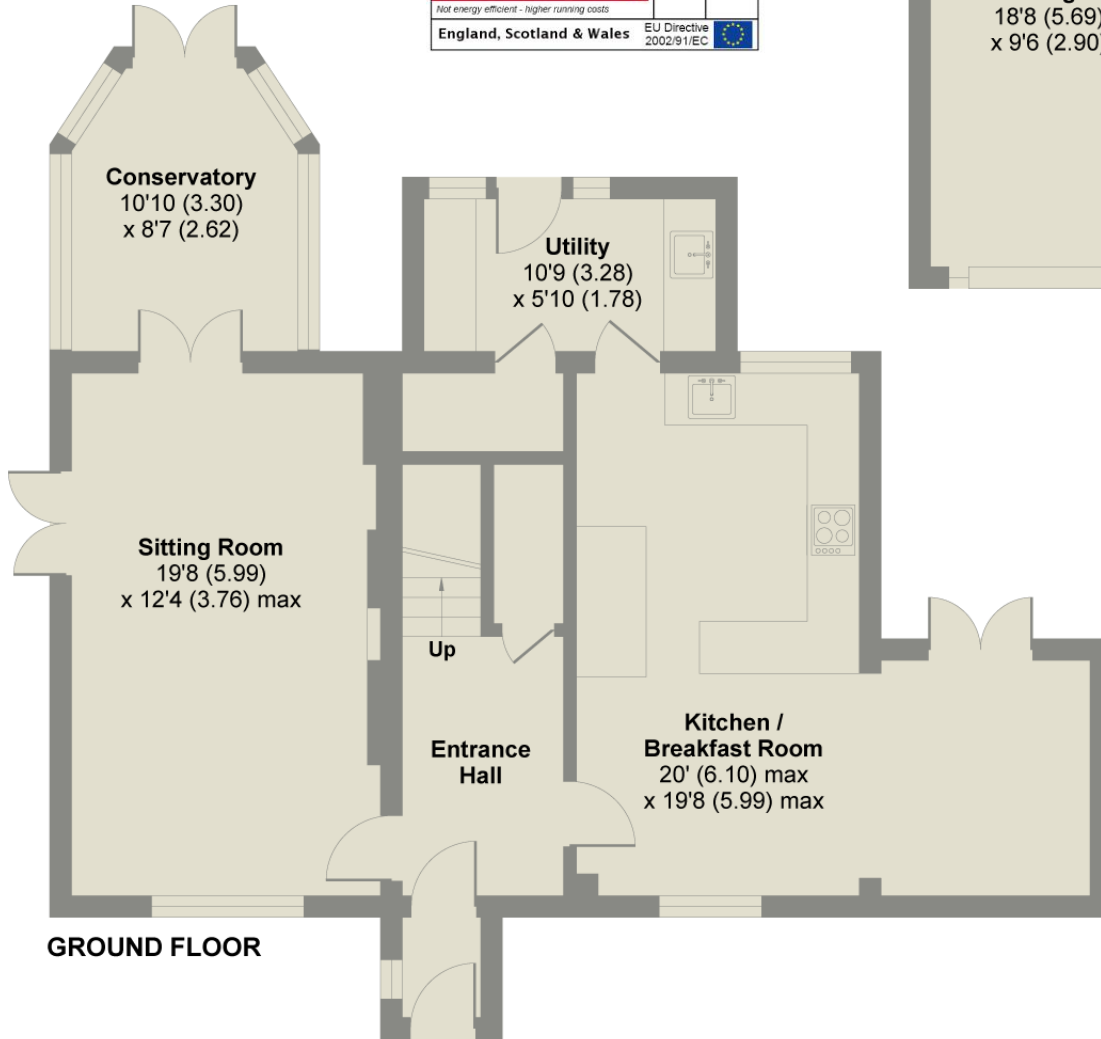
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		76
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



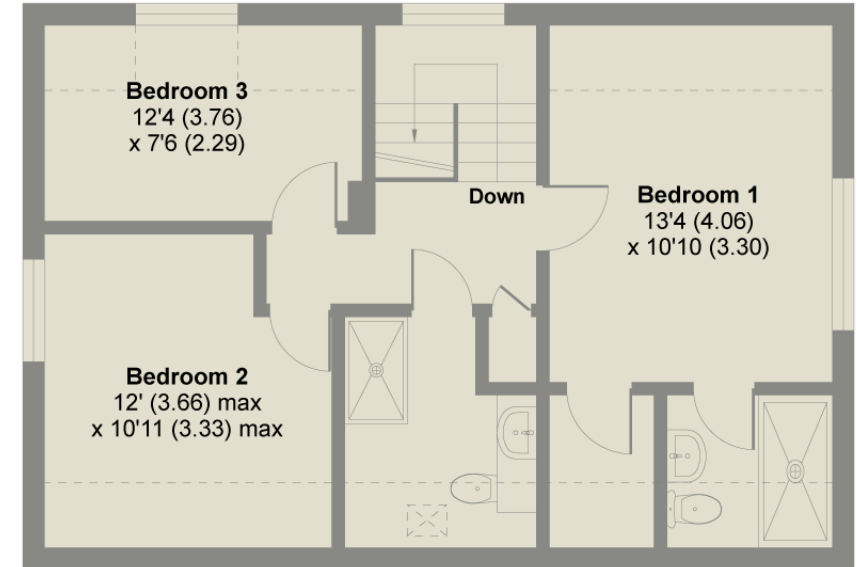
Approximate Area = 1346 sq ft / 125 sq m
 Limited Use Area(s) = 123 sq ft / 11.4 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 1646 sq ft / 152.8 sq m

For identification only - Not to scale

Denotes restricted head height

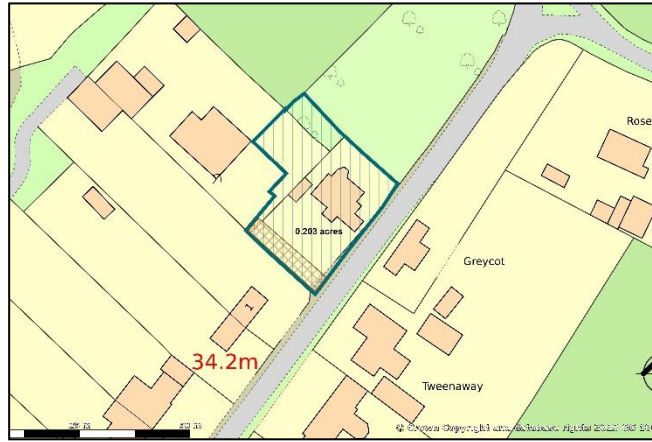


GROUND FLOOR



FIRST FLOOR







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ESTABLISHED 1966

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