



STUNNING 2,700FT² CONTEMPORARY HOUSE IN PRIVATE GARDENS

Hazel House, Silver Tree Way, Chedburgh, Suffolk IP29 4WA

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ESTABLISHED 1966

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Silver Tree Way

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Suffolk IP29 4WA

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- Bury St Edmunds 7 miles
- Clare 10 miles
- Newmarket 13 miles

Guide: £595,000 *freehold*

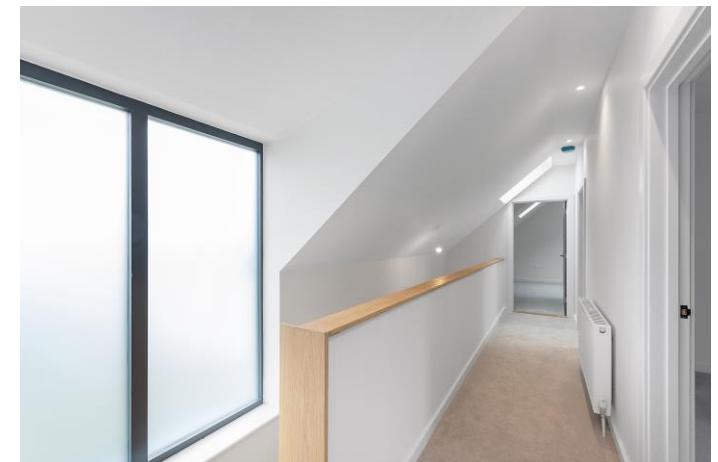
RECEPTION LOBBY • SITTING ROOM • OPEN-PLAN KITCHEN/
BREAKFAST/GARDEN ROOM • STUDY • UTILITY ROOM • WET
ROOM • 4 BEDROOMS • 2 BATHROOMS • GARAGE

Set back in private gardens, Hazel House is a newly-built contemporary house crafted by local builders Moore & Stone under the design of local architect Tom Stebbing, built of traditional timber-framed construction with light brick elevations under a slate roofline.

The property provides well-proportioned accommodation arranged over two floors, extending to just over 2,700ft², whilst enjoying a high degree of natural light throughout due to large feature windows and bi-fold doors.

The property comprises entrance vestibule with glazed doors leading to a striking open-plan kitchen/breakfast room with engineered oak floors and matching bespoke staircase. The kitchen is fitted with a contemporary range of matching base and eye level units with quartz worktop and matching island with breakfast bar, integrated appliances to include a Bosch double oven, induction hob with extractor, dishwasher and full-height fridge and freezer. The openness of this area provides versatile arrangement of living, from dining to seating, with two sets of bi-fold doors leading out to the garden. From the kitchen is a sitting room enjoying a double-aspect, with bi-fold doors leading to the garden.

There is a good-sized utility room, with door to the side walkway, matching base and eye level units, worktop and sink unit (all to be installed) with fully-tiled wet room and access to a study with window to the rear-aspect.



The stylish design of the landing area creates a high degree of natural light and large open space, leading to the principal bedroom with feature window to the front, and fully tiled en suite shower room with vanity wash basin, low level WC and towel rail.

There are three further double bedrooms enjoying a good degree of natural light, served by a large family bathroom, with tiled floors, freestanding bath, separate shower cubicle, vanity wash basin, low-level WC and towel rail.

Outside

To the front is a driveway providing off road parking and access to the double garage measuring 22'7" x 19'9" with electric roll up door, light and power connected and personal door to the rear garden. The rear garden has a patio area with the remainder being laid to lawn with outside power.

Services

Mains water, drainage, and electricity • Air-source heating (underfloor to ground floor) • Broadband Availability: Ofcom suggest Superfast up to 72Mb • Mobile Availability: Ofcom suggest all providers likely • Council Tax Band 'TBC' • EPC 'A'-rated

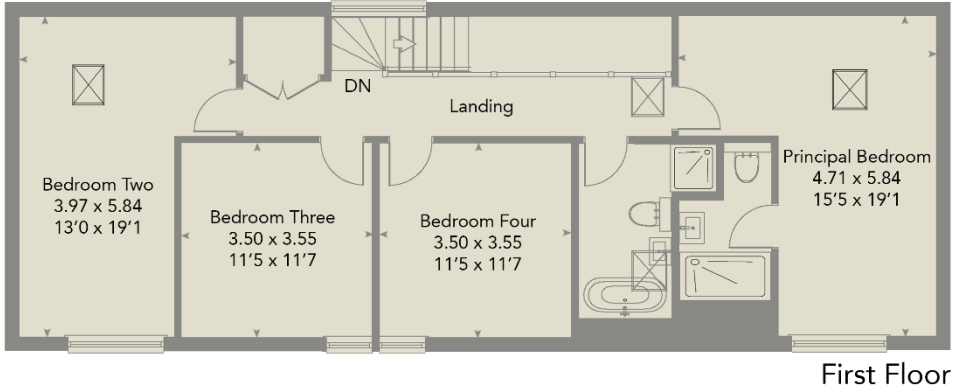
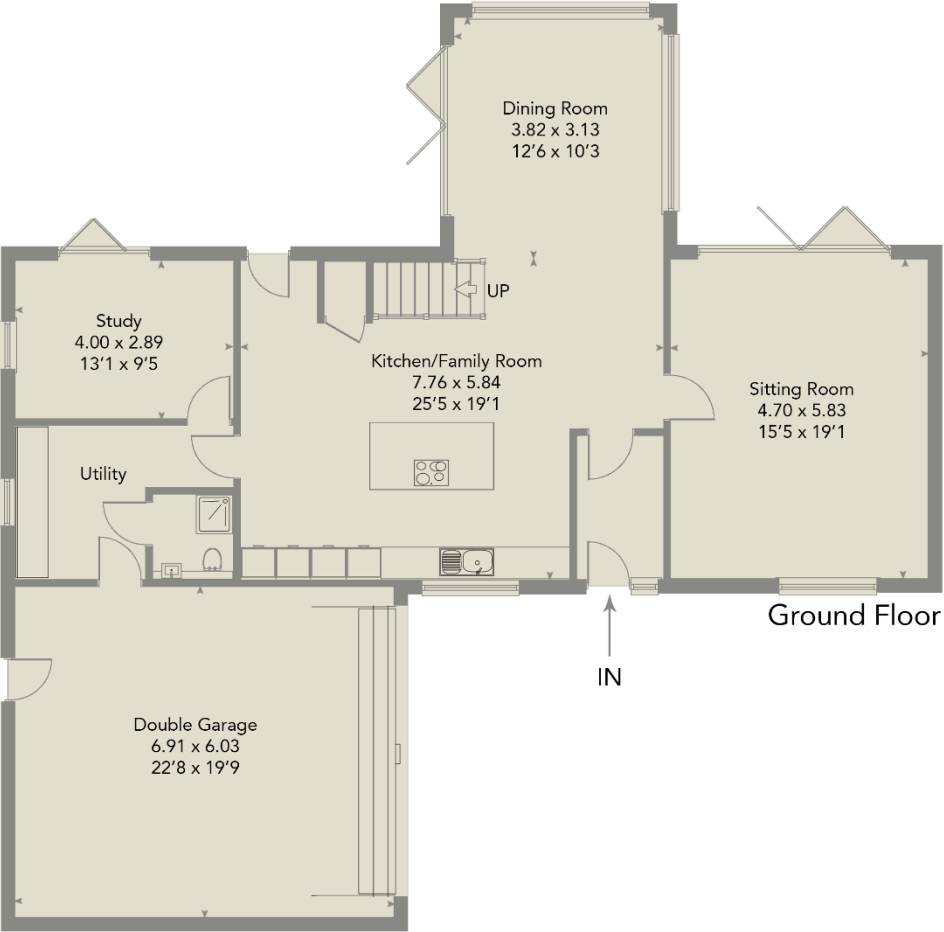
Location

Chedburgh is a popular village with a church and is conveniently located approximately 5 miles south of the historic market town of Bury St Edmunds offering a wealth of amenities including shops, supermarkets, restaurants and bars, theatres, schools, and medical services. The A14 provides fast access to Cambridge and Ipswich and commuter train services are available from all of the above as well as Newmarket and Audley End.

What3words: *smoker.alien.hedgehog*



Approximate Gross Internal Area = 210 m² / 2260 ft²
 Garage = 42 m² / 452 ft²
 Total = 252 m² / 2712 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 © 2024





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