



**Swans View
Hawkedon, Suffolk**

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Swans View, Thurston End, Hawkedon, Bury St. Edmunds, Suffolk IP29 4LQ

Hawkedon is a stunning village with a broad pastoral village green around the Church. This is surrounded by an interesting variety of buildings, country cottages, village hall, occasional butchers and only one hundred yards from the ever-popular Queens Head public house. Bury St Edmunds is 9 miles to the north, the market town of Sudbury approximately 11 miles to the southeast which has a branch commuter service to London Liverpool Street Station, Cambridge approximately 25 miles to the west.

A spacious circa. 2,567 sq.ft detached house situated in a quiet semi-rural village location within walking distance of the Hawkedon Queen, one of Suffolk's finest pubs. The property enjoys the benefit of self-contained annexe accommodation with a potential to further development, subject to the necessary planning consents and enjoys a plot in all about 1acre.

A spacious 2,567 sq.ft detached house situated in a quiet semi-rural village location.

Entrance into:

ENTRANCE HALL: A spacious hallway with storage cupboards and staircase rising to the first floor. Rooms off.

DINING HALL: With plenty of space for dining table and chairs, views across the gardens and opening to the:

KITCHEN: Comprehensively fitted with a wide range of wall and base units under worktop with stainless steel sink and drainer inset. Space for a Rangemaster Cooker and dishwasher and an American style fridge/freezer and plumbing for a washing machine and tumble drier.

UTILITY AREA: With a further range of wall and base units, secondary stainless steel sink and housing for boiler. Door to rear terrace.

BOOT ROOM: Located off the kitchen, with door to the front. Quarry tiled flooring.

SITTING ROOM: With tiled flooring, log burning stove and French doors to the:

GARDEN ROOM: With views across the gardens and French doors leading out.

CLOAKROOM: With WC and wash hand basin.

STUDY: With outlook to the front aspect.

First Floor

LANDING: With access to the roof space, eaves storage cupboards, outlook to the front and rear. Rooms off.

MASTER BEDROOM: With access to the roof space, eaves storage cupboards, outlook to the front and rear. Rooms off.

BEDROOM 2: A further spacious double bedroom of double aspect with countryside views.

BEDROOM 3: A further double bedroom with built-in wardrobes and outlook to the rear offering exceptional countryside views.

BEDROOM 4: With outlook to the rear and far reaching countryside views.

FAMILY BATHROOM: Comprising a panel bath with shower attachment over, pedestal sink unit, WC and extensively tiled walls.

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ANNEXE: The Annexe can be accessed internally off the kitchen or via its own independent entrance.

SITTING ROOM: With French doors opening onto the terrace. Door to:

INNER LOBBY AREA: With door leading to:

KITCHEN: Comprehensively fitted with a range of wall and base units with stainless steel 1.5 bowl sink inset. Integrated appliances include a fridge/freezer, electric cooker and hob whilst there is space and plumbing for a washing machine.

CLOAKROOM: With WC and wash hand basin.

First Floor

BEDROOM: A generous double bedroom with a range of built-in wardrobes and outlook to the rear over open countryside.

BATHROOM: A spacious bathroom comprehensively fitted with a large tiled shower cubicle, panel bath, pedestal sink, WC, storage cupboards, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via a driveway providing parking and turning for multiple vehicles, in turn leading to a **TRIPLE CARTLODGE** with two open bays and one locked garage. The extensive gardens approach in all about 1 acre and wrap around the property, incorporating large areas of expansive lawn interspersed with mature flower beds, trees, shrubbery, planting, seating areas, pond, vegetable bed and polytunnel and workshop with light and power connected. All backing onto open countryside.

SERVICES: Main water & electricity connected. Septic Tank. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: E. £2,615.08 per annum.

TENURE: Freehold.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

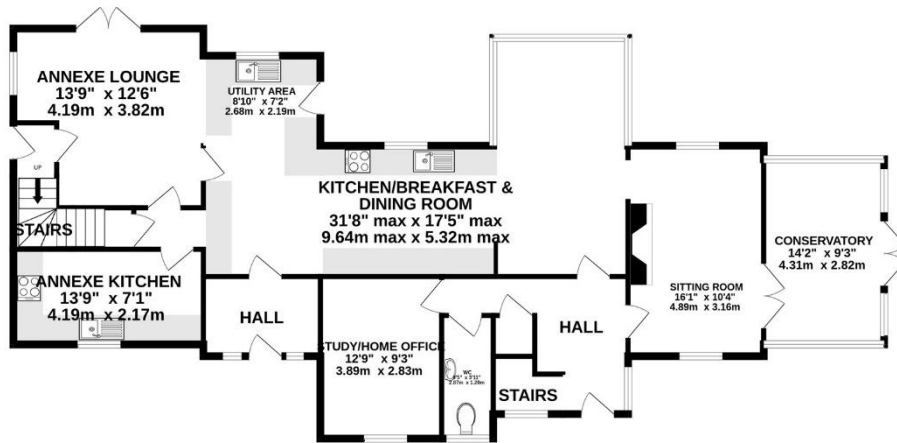
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes.

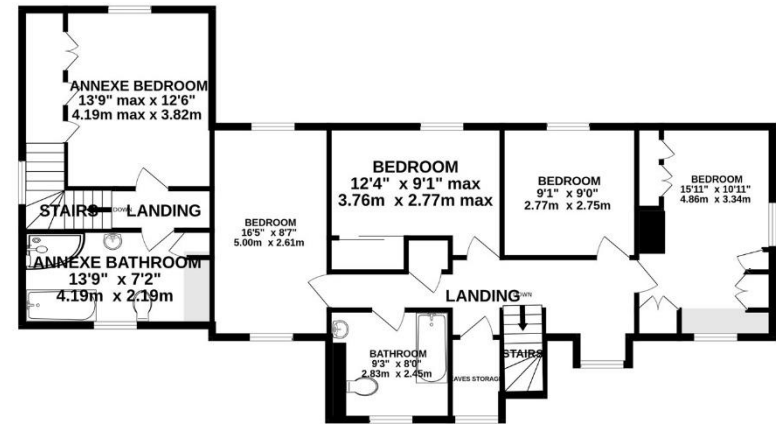
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VIEWING: Strictly by prior appointment only through DAVID BURR.

GROUND FLOOR
1434 sq.ft. (133.2 sq.m.) approx.



1ST FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 2567 sq.ft. (238.5 sq.m.) approx.
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THE ANNEXE



