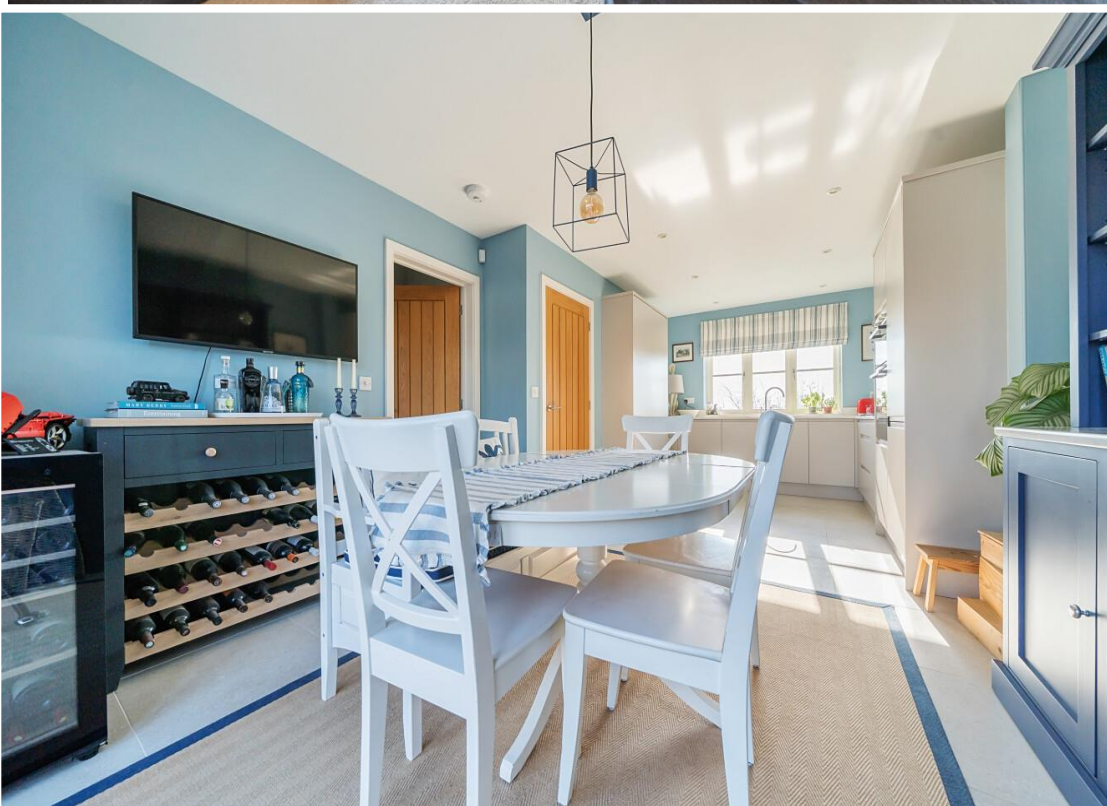




**7 Pear Tree Close,
Troston, Suffolk.**

**DAVID
BURR**



7 PEAR TREE CLOSE, TROSTON, BURY ST. EDMUNDS, SUFFOLK. IP31 1FA

Troston is a small rural Suffolk village with local facilities including a village hall, church and a newly refurbished and well-regarded village Pub (The Bull) and a large village playing field. The nearby village of Ixworth is approximately 3 miles and provides a good range of local amenities including doctors and schooling. The nearby historic market town of Bury St Edmunds (7 miles) has an excellent range of schooling, shopping, recreational and cultural facilities together with access to the A14 linking the east coast, Cambridge, the Midlands and London via the M11.

A spacious and well-presented detached family home enjoying uninterrupted views over countryside to the front and forming part of a boutique edge of village development by the highly regarded Burgess Homes Builders, located just a stones throw from the village pub (gastropub) and within close proximity of the Cathedral town of Bury St. Edmunds. The property has the remnants a 10-year building warranty with a flexible accommodation schedule arranged over 2 floors with field views to one side and enclosed private gardens and garaging.

A spacious and well-presented detached village home enjoying uninterrupted field views to front within close proximity to the village pub and the Cathedral town of Bury St. Edmunds.

ENTRANCE HALL: Stairs rising to first floor and door to:-

KITCHEN/DINING ROOM: A high specification kitchen comprising a combination of wall and base units with Quartz worksurfaces over and inset stainless steel butler sink with one and half bowls and mixer tap over. Bosch electric hob with extractor over. Integrated oven and fridge/freezer with ample worksurface space and open plan design leading to the **DINING AREA:** With floor to ceiling glass panes and French style double doors overlooking the gardens with a terrace abutting the rear of the property and door to:-

UTILITY ROOM: With further spaces for white goods, worksurfaces over and inset stainless steel sink with mixer tap over as well as a personnel door leading to the terrace abutting the rear of the property.

SITTING ROOM: A generous reception room with a wall of glass overlooking the rear gardens and French style double doors leading to the terrace abutting the rear of the property. The focal point for the room is provided by an inset ornamental fireplace with marble surround.

STUDY: A versatile space located to the front of the property with window to front aspect.

CLOAKROOM: With white suite comprising WC, hand wash basin and frosted window to front.

First Floor

LANDING: With window to rear elevation and door to:-

PRINCIPAL BEDROOM: A substantial double bedroom with integrated wardrobes, beautiful views over the fields to the front elevation of the property and door to:-

ENSUITE: With white suite comprising WC, hand wash basin, shower with glass sliding door and frosted window to side.

BEDROOM 2: A spacious double bedroom with countryside views to front.

BEDROOM 3: Double bedroom with window to rear.

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BEDROOM 4: A double bedroom with window to rear.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower attachment over, chrome heated towel rail and frosted window to front.

Outside

The property enjoys a discreet cul-de-sac setting at the end of this no-through road with vehicular access to a private driveway providing **OFF-ROAD PARKING** for a number of vehicles and access to the:-

GARAGE: With up and over door to front and personnel door to side.

The rear gardens are one of the most attractive features of the property with a substantial terrace initially abutting the rear of the property extending to a large area of formal lawns with a dining terrace located to the rear most boundary of the property providing an ideal setting for Alfresco dining and entertaining in the summer months.

AGENTS NOTE

A service charge of £200 per annum is payable to the management company.

SERVICES: Main electricity, water and drainage are connected. Air source heat pump heating (underfloor at ground floor). **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,574.95 – 2024/25.

EPC RATING: B.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///outermost.venturing.dictation.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

