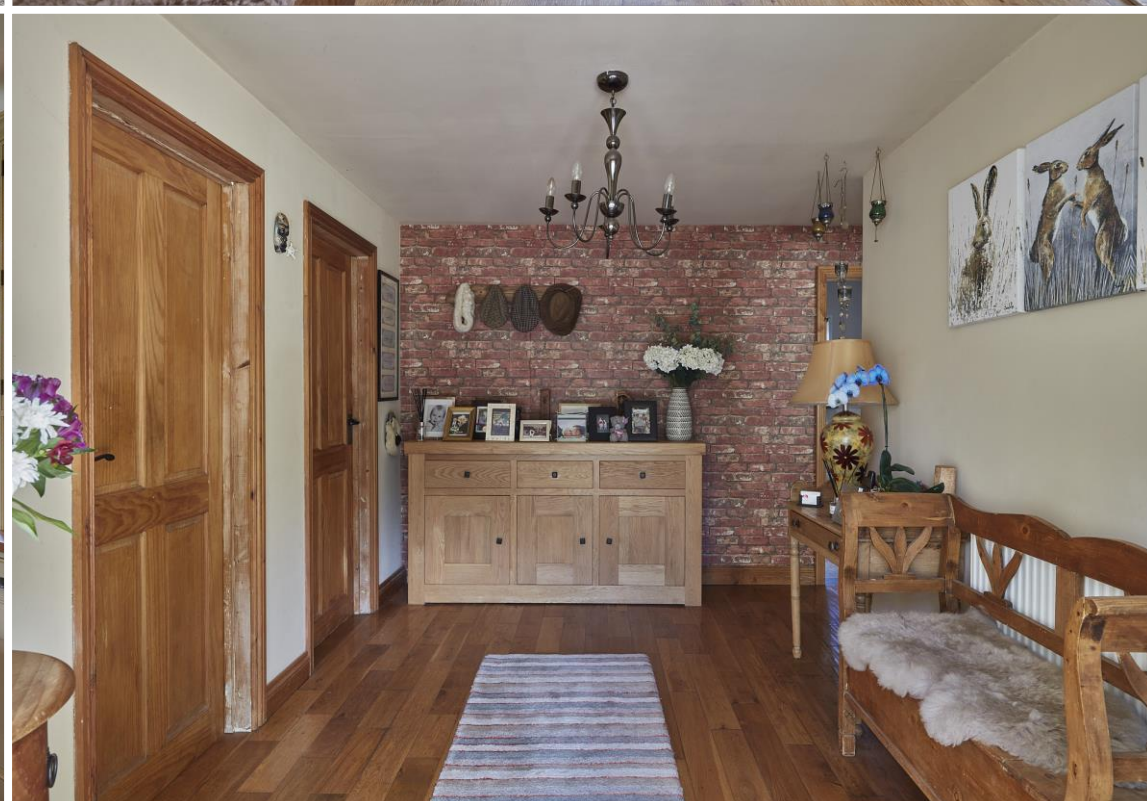




**Vancouver,  
Brockley, Suffolk.**

**DAVID  
BURR**



# VANCOUVER, BROCKLEY, BURY ST. EDMUNDS, SUFFOLK. IP29 4AH

Brockley is a quiet village surrounded by open farmland with a village hall. The village is about 1 mile from the picturesque green in Hartest with its popular pub the Crown, parish church, primary school and vineyard. The village is host to many clubs including gardening, carpet bowls, yoga, Pilates, choir, parent and toddler to name a few. The historic cathedral town of Bury St Edmunds is about 7 miles within excellent range of schooling, shopping, recreational and cultural facilities. The market town of Sudbury is about 9 miles and offers a similar range of amenities.

This detached four double bedroom single-storey home is situated in a village location overlooking open countryside. The property has been sympathetically extended and renovated during the current owner's tenure and now offers spacious and proportionate living accommodation as well as meticulously maintained grounds which amount to **approximately half an acre**.

## **A spacious and sympathetically extended four double bedroom bungalow in an enviable rural location with far reaching countryside views.**

**ENTRANCE HALL:** A light and airy space providing access to both sides of the property.

**KITCHEN/BREAKFAST ROOM:** A light and spacious room with triple aspect windows to rear and side. The layout offers ample space for entertaining and the kitchen is fitted with a range of matching wall and base units under work surface, butler sink with drainer and mixer tap. Integrated appliances include a dual oven, microwave, gas hob with extractor over and space for freestanding fridge/freezer. French double doors to the rear gardens and open to:-

**UTILITY:** With a personnel door to rear garden. Space for washing machine and tumble dryer.

**SITTING ROOM:** A spacious room located to the front of the property with triple aspect windows. Multi-fuel burning stove set into a brick hearth providing a focal point for the room.

**STUDY/SNUG:** A versatile space, equally usable as a study or playroom. Window to rear aspect benefitting from countryside views.

**BEDROOM 1:** Substantial double bedroom with window to rear and French doors to side gardens benefitting from extensive countryside views. Door to:-

**EN SUITE:** With a white suite comprising WC, hand wash basin with mixer tap over and storage under, walk-in shower with dual shower attachments and bidet. Heated towel rail.

**BEDROOM 2:** Double bedroom with window to front aspect.

**BEDROOM 3:** Double bedroom with window to front aspect.

**BEDROOM 4:** Double bedroom with window to side aspect.

**FAMILY BATHROOM:** Partly tiled with white suite comprising WC, hand wash basin, panel bath and walk-in shower. Heated towel rail. Frosted windows to rear.

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## OUTSIDE

The property is set behind gates accessed via a private gravel driveway providing ample **OFF-ROAD PARKING** for a number of vehicles. The gardens are one of the most attractive features of the property predominantly lawn in nature and interspersed with mature specimen trees. There is an **OUTBUILDING** currently used as a dog grooming business with power, light and mains water connected.

**In all about 0.5 acres**

**SERVICES:** Main water and electricity are connected. Private drainage (septic tank). Oil fired heating to radiators and Calor gas for the hob. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council – 01284 763233.  
Council Tax Band: D - £2,114.06 – 2024/25.

**EPC RATING:** D.

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

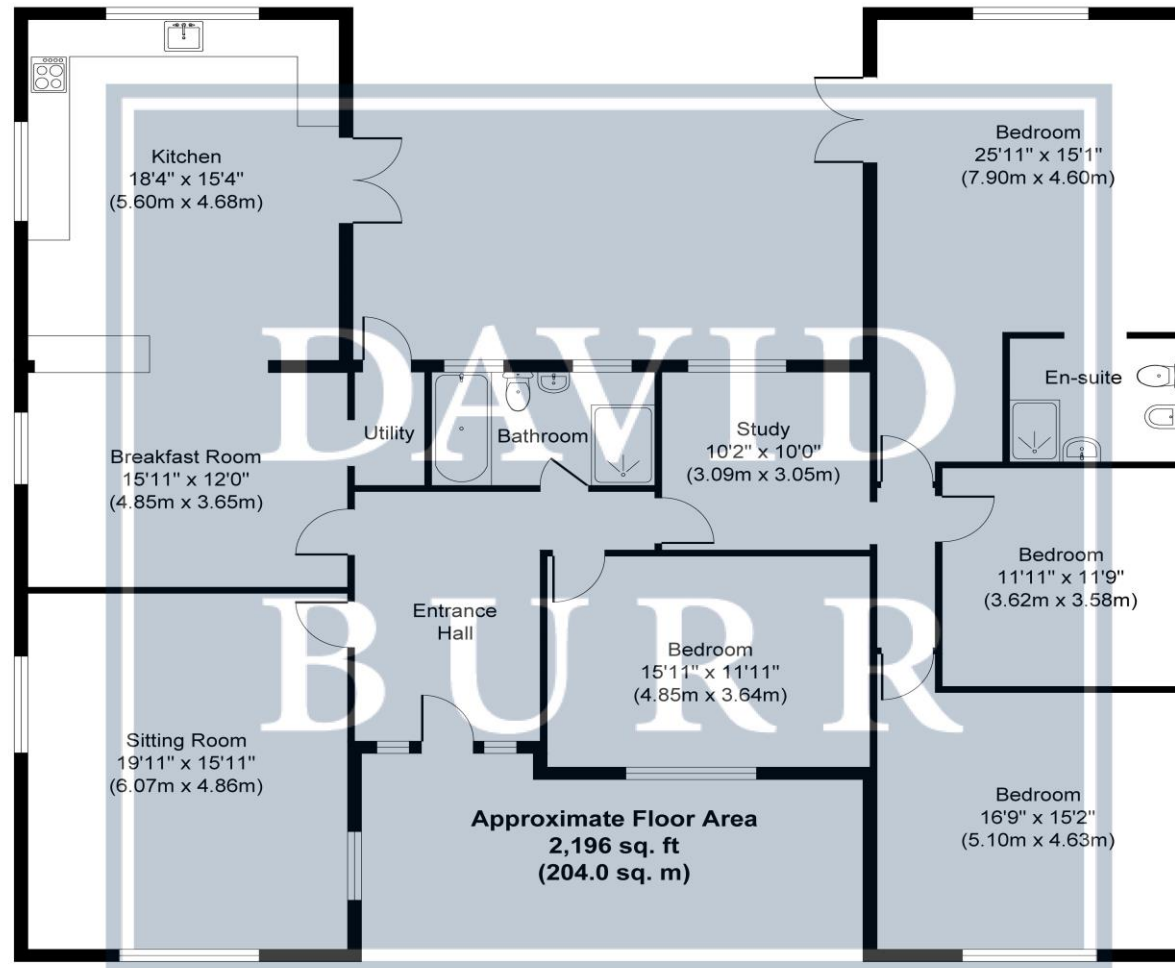
**MOBILE COVERAGE:** EE, Vodafone, O2 and Three – outdoors, likely (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only 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:** ///cape.thumbnail.siblings.

**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.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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