



**Gable Ends,
Brockley, Suffolk.**

**DAVID
BURR**



GABLE ENDS, CHAPEL LANE, BROCKLEY, BURY ST. EDMUNDS, SUFFOLK. IP29 4AS

Brockley is a quaint rural hamlet situated approximately 7 miles south of Bury St Edmunds and 9 miles north of Sudbury on the B1066. The village is approximately 1 mile north of picturesque Hartest, one of West Suffolk's most favoured villages. The Green at Hartest, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, public house and village church.

This exceptionally well-presented detached bungalow occupies a lovely position within a highly regarded Suffolk village. The property offers light, well-balanced accommodation that is further complemented by a particularly large garage/workshop, ample parking and a generous private garden.

In all about 0.24 acres.

An exceptionally well-presented detached bungalow with a 35ft. garage/workshop.

ENTRANCE HALL: An inviting area with useful linen/storage cupboard and opening to:-

Inner Hall: A spacious area with access to loft storage space and doors to:-

SITTING/DINING ROOM: A light room with a large window overlooking the front garden. Feature fire surround (sealed), display shelving, glass display cabinet and arch opening to:-

DINING/LIVING ROOM: A versatile space running from front to back with tiled floor and including a set of double doors opening to terracing and the rear garden and terracing beyond.

KITCHEN/BREAKFAST ROOM: Enjoying views over the rear garden and finished with an extensive range of light oak wood units including glass display cabinets, shelving, worktops and inset single drainer sink, vegetable drainer and mixer tap over. Integrated fridge/freezer, dishwasher, space for an electric range with extractor over. **Shelved Pantry Cupboard.**

UTILITY ROOM: A useful room with fitted worktop, plumbing for washing machine and space for other appliances

CLOAKROOM: Heated towel rail, WC and wash hand basin with storage below.

BEDROOM 1: Enjoying views over the garden. Built-in double wardrobe.

BEDROOM 2: Overlooking the front garden. Built-in double wardrobe.

BEDROOM 3: Enjoying views over the rear garden.

BATHROOM: Attractively tiled and finished with a bath that includes a separate electric shower over. Heated towel rail, WC and wash hand basin with storage below.

Outside

A large tarmac drive provides extensive **OFF-ROAD PARKING** and in turn leads to:-

GARAGE/WORKSHOP: With up and over door, natural light, electric strip lighting, power points and personnel door to rear.

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The gardens are one of the property's most attractive features, divided into various areas to include a small wild area designed for butterflies, bees, etc. Further well stocked cottage style gardens, meandering pathways, well placed terraces and a vegetable garden all enjoy a high degree of privacy. External lighting and water are connected.

In all about 0.24 acres.

SERVICES: Main electricity, water and drainage are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D – £2,213.09 – 2025/26.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 75 Mbps (source Ofcom).

MOBILE COVERAGE: 02 and Vodafone – outdoors good (source Ofcom).

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WHAT3WORDS: ///laminated.egging.dressing.

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

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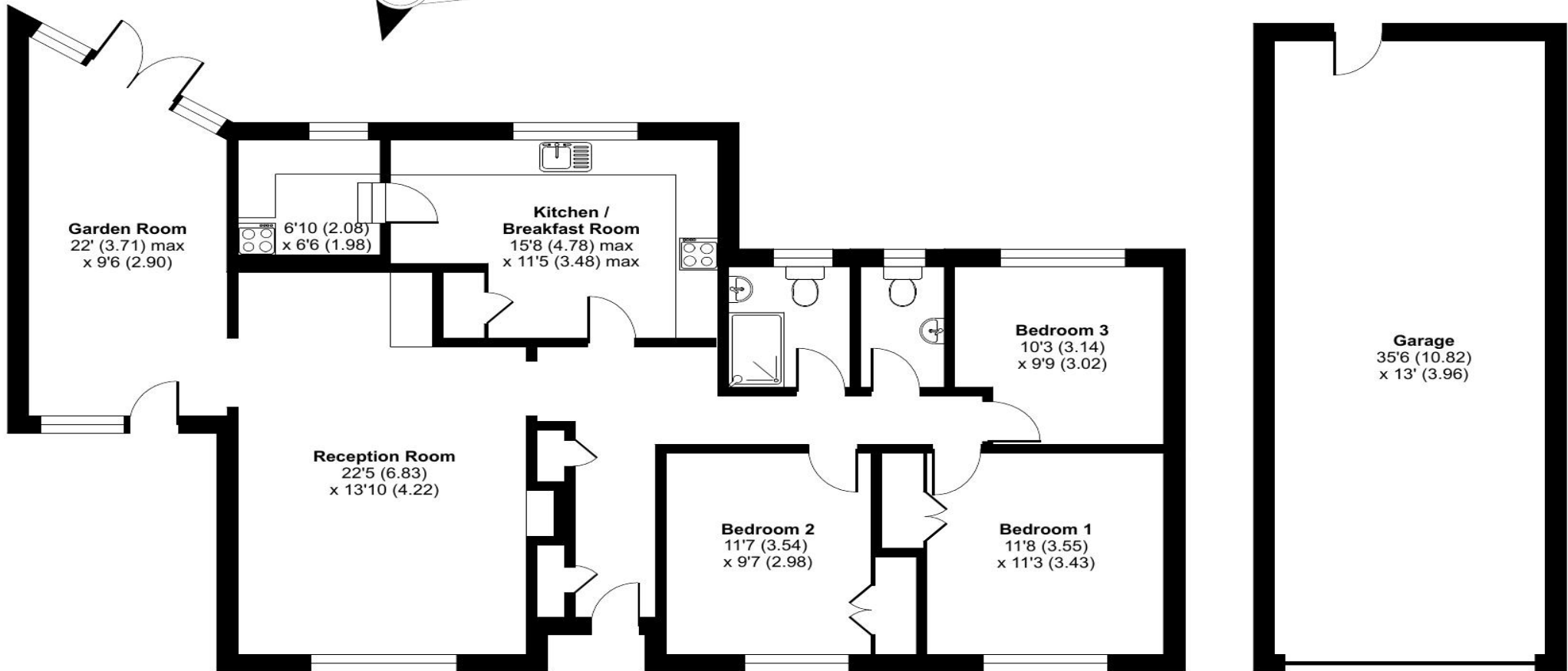
Chapel Lane, Brockley, Bury St. Edmunds, IP29

Approximate Area = 1340 sq ft / 124.5 sq m

Garage = 461 sq ft / 42.8 sq m

Total = 1801 sq ft / 167.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for David Burr Ltd. REF: 1319177

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