



**Rosalea,
Depden, Suffolk.**

**DAVID
BURR**

ROSALEA, DEPDEN, BURY ST. EDMUNDS, SUFFOLK. IP29 4BT

Depden is a quaint rural Suffolk community located about 7 miles from the heart of the thriving market town of Bury St. Edmunds. The majority of the properties populating the village are located around the perimeter of one of the largest greens in the country, sitting in 44 acres the village green offers spectacular views and privacy with the added benefit of a local community and 12th century parish Church of St. Mary the Virgin, being one of the six Church of England parishes in the Suffolk Heights benefice.

A rare opportunity to acquire a detached bungalow in need of modernisation and offering scope for enlargement (subject to the relevant permissions) set within generous grounds of approximately **1.8 acres** in this highly regarded Suffolk village.

A rare opportunity to acquire a detached bungalow set within grounds of approximately 1.8 acres offering scope for renovation and a number of outbuildings.

ENTRANCE PORCH: With door to entrance hall.

SITTING ROOM: A spacious reception room with inset fireplace, window to front aspect and door to side.

KITCHEN: Fitted with a matching range of wall and base units, space for a cooker with extractor over and inset butler sink with one and a half bowl drainer and mixer tap over. Worksurface spaces and window to side aspect. Door to:-

DINING ROOM/BEDROOM: A dual aspect space, versatile in nature and currently being used as an additional bedroom, the focal point for which is provided by the open fireplace with brick surround and finished with dual aspect windows to rear and side, one of which comprises French style double doors and steps leading down to the driveway.

GARDEN ROOM: A versatile addition to the side of the property.

BEDROOM 1: Spacious double bedroom located toward the front of the property with windows to front aspect and integrated wardrobes.

BEDROOM 2: Double bedroom with integrated wardrobes and window to rear.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with taps over, corner shower and airing cupboard housing the hot water cylinder.

Outside

The grounds of the property are one of the most attractive features, offering a high degree of versatility with a combination of pasture land, formal garden, orchard and maturing parkland style grounds, nestled closer to the property are 2 substantial **OUTBUILDINGS**, one of which is a large **DETACHED WORKSHOP** and the other is a substantial **NISSUN HUT**, both of which maybe suitable for development in due course, subject to the relevant permissions.

In all about 1.8 acres.

SERVICES: Mains water and electricity are connected. Private drainage (septic tank). Electric storage heaters providing heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,846.40 -2024/25.

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EPC RATING: E.

AGENTS NOTES: We understand there may be asbestos present in the construction of the property and out-buildings and purchasers would be advised to seek independent guidance in respect of such.

BROADBAND SPEED: Up to 32 Mbps (source Ofcom).

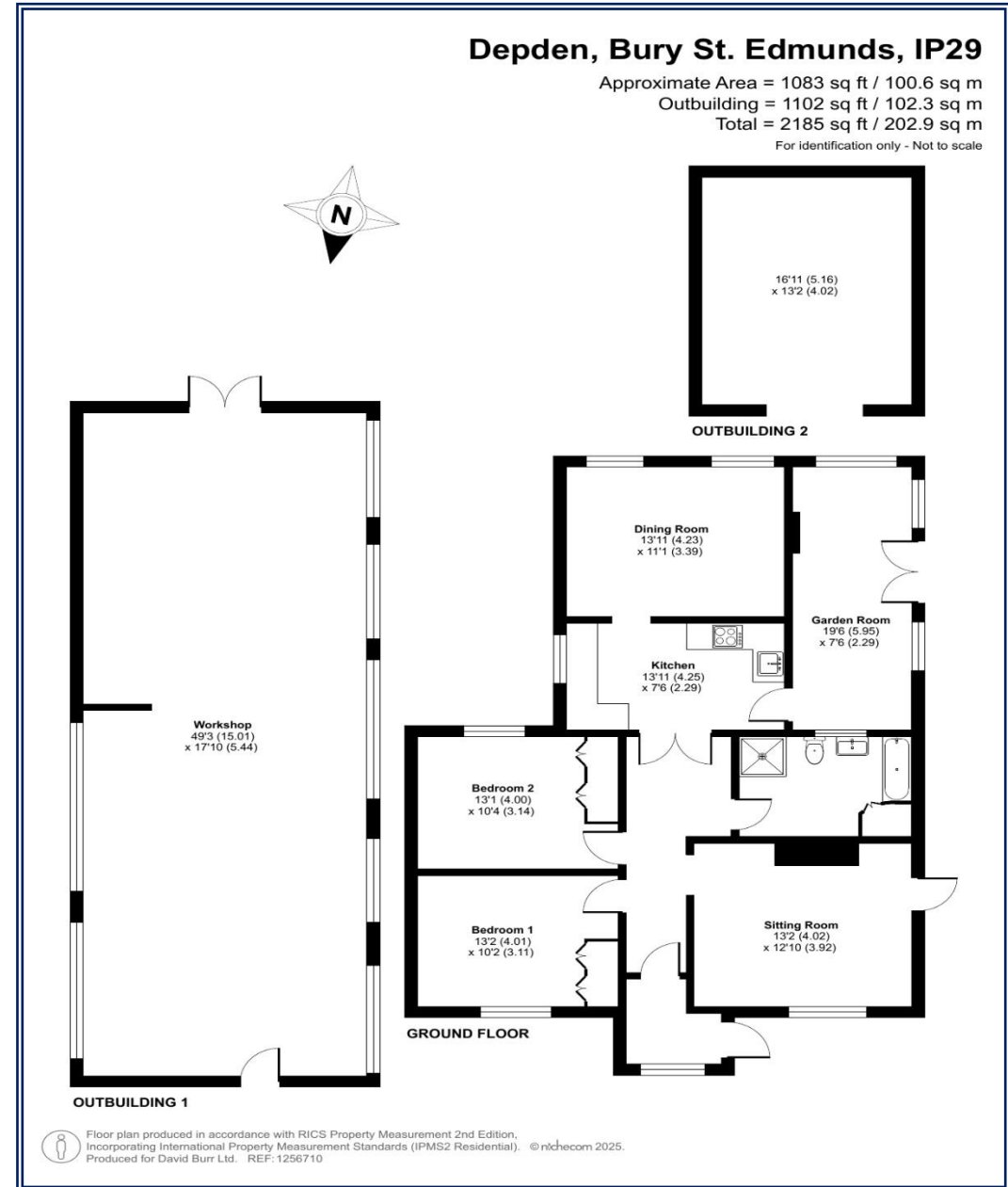
MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely.

(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: ///preheated.pianists.mankind

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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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

