



**13 Woodcrofts Close,
Brockley, Suffolk.**

**DAVID
BURR**

13 WOODCROFTS CLOSE, BROCKLEY, BURY ST. EDMUNDS, SUFFOLK. IP29 4BA

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.

A well-presented detached chalet style home occupying a sought-after cul-de-sac location with partial countryside views, good accessibility to a wide range of amenities including the pub in the neighbouring village (The Crown, Hartest) and the Cathedral town of Bury St. Edmunds. In brief, the accommodation schedule provides 3 generous bedrooms, 3 reception rooms, kitchen, garden room and proportionate well maintained grounds with a myriad of outbuildings.

A spacious and well-presented detached chalet style property in a sought-after cul-de-sac location.

ENTRANCE HALL: With door to:-

First Floor

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

Inner Hall: With window to front aspect, stairs rising to first floor and archway leading to:-

SITTING ROOM: Beautiful triple aspect room of generous proportion with inset log burning stove.

KITCHEN: Well-appointed with a matching range of wall and base units with marble effect worksurfaces over and spaces for freestanding white goods including fridge/freezer, washing machine and dishwasher. Integrated appliances include a Bosch 4-ring induction hob with extractor over, Hotpoint oven with grill function over and a stainless-steel sink inset with mixer tap. There is a personnel door leading to the side of the property.

DINING ROOM: Space for formal dining and entertaining and integrated storage cupboard. Sliding doors leading to the:-

GARDEN ROOM: With triple aspect views of the rear garden and personnel door leading to the terrace abutting the rear. A versatile space capable of fulfilling a number of uses, currently a home office.

LANDING: With door to airing cupboard and:-

BEDROOM 1: A substantial double bedroom with a wall of integrated wardrobes and window to front aspect enjoying partial views of the surrounding countryside.

BEDROOM 2: A spacious bedroom with window to rear aspect and integrated wardrobes.

BEDROOM 3: Window to side.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin and panel bath with shower attachment and a glass shower screen.

Outside

The property enjoys proportionate well maintained grounds with ample **OFF-ROAD PARKING** to the front elevation and:-

SINGLE GARAGE: With personnel door to the side and up and over door to the front. Power and light connected.

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To the rear the gardens are predominantly laid to lawn with a generous terraced immediately abutting the rear of the property ideal for Alfresco dining and entertaining with a pathway leading to the **OUTBUILDINGS** located toward the rear most boundary providing an additional Alfresco dining/entertaining space and storage.

SERVICES: Mains water, drainage and electricity 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 - £2,114.06 - 2024/25.

EPC RATING: E.

CONSTRUCTION TYPE: Brick.

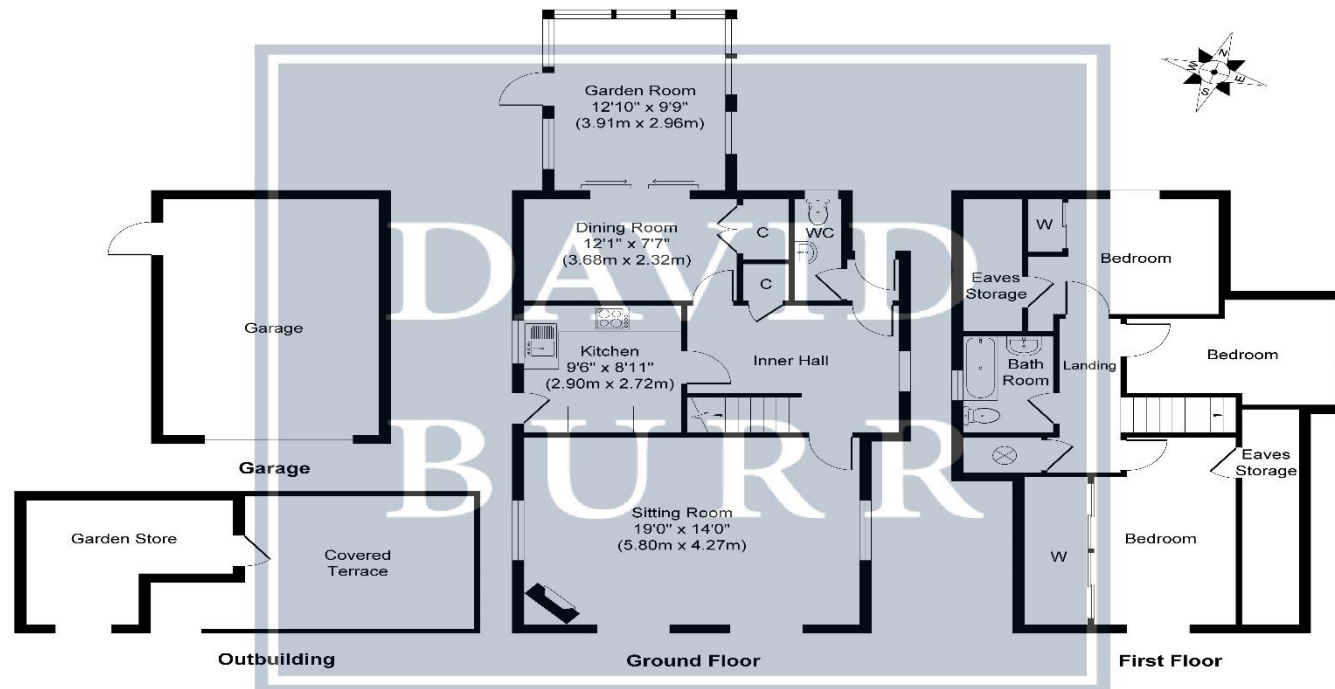
BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

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: ///sliders.horseshoe.factually.

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

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