



**8 Streetfield Close,
Shimpling, Suffolk**

**DAVID
BURR**



8 STREETFIELD CLOSE, SHIMPLING, BURY ST. EDMUNDS, SUFFOLK, IP29 4HZ

Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

A substantial detached family house situated on a quiet cul-de-sac within a highly regarded Suffolk village. The property contains light well-balanced accommodation over two levels which includes a dual aspect sitting room with an open fireplace, kitchen/dining room, study/snug and a ground floor cloakroom. Upstairs are four double bedrooms, the master with en-suite, and a family bathroom. The property benefits from front and rear gardens with the clear potential to extend (subject to any necessary permissions) together with off-road parking and a substantial garage. **NO ONWARD CHAIN.**

A four/five-bedroom detached house with south-facing gardens, garage and parking.

Front door leading to:-

ENTRANCE VESTIBULE: A spacious area with space for coats and shoes and windows overlooking the front garden and a composite front door leading to:-

ENTRANCE HALL: With laminate wood flooring, staircase rising to first floor with useful storage cupboard below and doors leading to:-

KITCHEN/DINING ROOM: Finished to a high standard with a range of base and wall levels units with worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side and a four-ring Lamona induction hob with splashback and extractor fan over. Integrated appliances include a refrigerator and freezer, an electric combination oven, Lamona dishwasher and with space and plumbing for a washing machine. Fitted pantry cupboard and extensive storage throughout together with a breakfast bar and with a useful pantry off. Plenty of room for a dining table and chairs adjacent to floor-to-ceiling uPVC sliding doors with an attractive outlook over the garden and onto countryside beyond.

SITTING ROOM: With a continuation of wood effect laminate flooring and floor-to-ceiling uPVC sliding doors with an attractive outlook across the rear garden and onto countryside beyond. Plenty of space for seating arranged

around a central red brick open hearth and with a further window allowing for plenty of natural light to the front.

STUDY/SNUG: A versatile room which could function as a fifth bedroom if required but which is currently utilised as a hobbies room and with plenty of natural light from a dual aspect outlook.

CLOAKROOM: With a storage area and containing a WC, wash hand basin and a chrome heated towel rail.

First Floor

LANDING: With access to loft storage space and a useful airing cupboard off and doors leading to:-

BEDROOM 1: A well-proportioned double room with an attractive outlook across the rear garden and onto countryside beyond and with a door leading to:-

EN-SUITE: Recently refitted to a high standard with a large walk-in shower with rainfall style showerhead and additional attachment below, WC, pedestal wash hand basin and a heated towel rail.

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BEDROOM 2: A further double bedroom with an outlook to the rear and a range of fitted wardrobes.

BEDROOM 3: A double bedroom with fitted double wardrobe and an outlook across the front.

BEDROOM 4: A double bedroom with three fitted wardrobes and an outlook to the rear.

FAMILY BATHROOM: Attractively finished with a panelled bath with mixer tap and shower attachment over, 'Fired Earth' WC, 'Waverley' pedestal wash hand basin and a full-height heated towel rail.

Outside

In front of the property is a private driveway which provides an area of **OFF-ROAD PARKING** which lays adjacent to an expanse of lawn which provides the potential for further parking if required. The driveway leads onto a:-

GARAGE: With electric up-and-over door, power and light connected, roof storage space and a personal door to rear.

To the rear is a private enclosed fenced garden with a generous expanse of lawn and with a stone paved terrace adjacent to the property and a further natural stone terrace which benefits from the afternoon sun. Raised beds are enclosed by oak sleepers and there is the further benefit of an enclosed area ideal for dogs to the side of the property itself.

AGENT'S NOTES

A new boiler and oil tank was installed in 2023.

Solar panels are installed at the property which significantly reduce running costs. For more information please contact the office.

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

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** E

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload
Phone signal: O2.

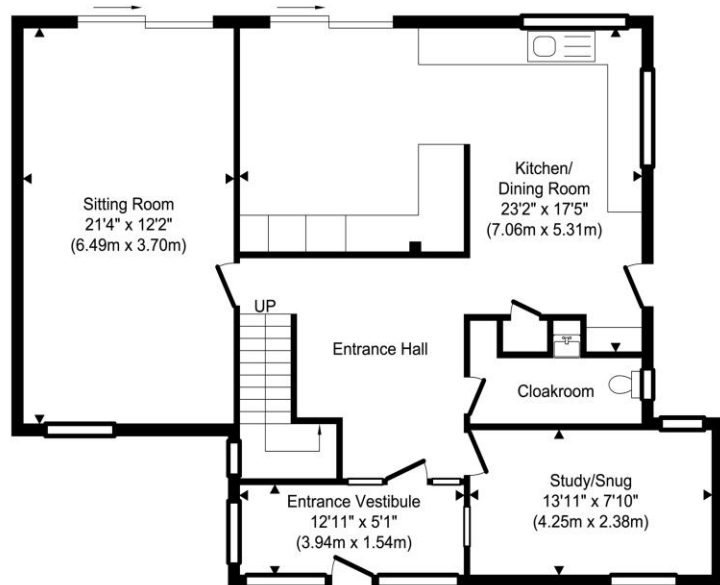
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WHAT3WORDS: jumps.redeeming.mental

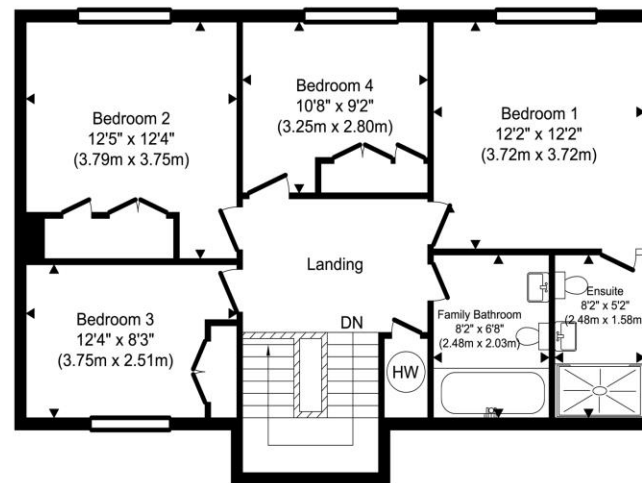
VIEWING: Strictly by prior appointment only through DAVID BURR.

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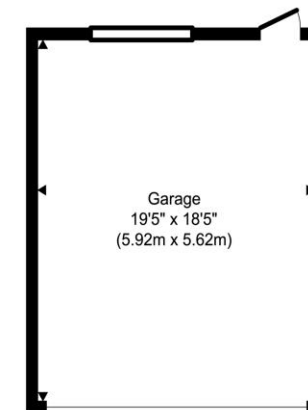
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Ground Floor
Approximate Floor Area
978.54 sq. ft.
(90.91 sq. m)



First Floor
Approximate Floor Area
781.67 sq. ft.
(72.62 sq. m)



Garage
Approximate Floor Area
309.67 sq. ft.
(28.77 sq. m)

TOTAL APPROX. FLOOR AREA 2069.90 SQ.FT. (192.30 SQ.M.)

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