



DAVID
BURR

Ashcroft House
10 Streetfield Close, Shimpling



ASHCROFT HOUSE, 10 STREETFIELD CLOSE, SHIMPLING, 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 and well-presented detached house situated on a quiet cul-de-sac in a picturesque and well-served Suffolk village. The property contains versatile accommodation over two levels which includes a sitting room, dining room and a living room/study together with a recently upgraded kitchen/breakfast room and a ground floor shower room. Upstairs are four further bedrooms (one with en-suite) and a family bathroom. There is the additional benefit of plenty of private parking together with a double garage. The rear garden is beautifully planted with a large stone paved terrace in an area of lawn with colourful beds, together with a vegetable garden.

A substantial detached house with eco-credentials with a beautiful, private garden.

ENTRANCE VESTIBULE: With a uPVC double-glazed sliding door opening into an area with plenty of space for coats and shoes and a further uPVC door leading into:

ENTRANCE HALL: With fitted barrier matting, vinyl wood-effect flooring, dado rail running throughout and a staircase rising to the first floor with a useful storage cupboard below and further space for coats and shoes. Doors leading to:

SITTING ROOM: A well-proportioned dual-aspect room with plenty of space for seating arranged around a fireplace with inset wood-burning stove situated on a tiled hearth. uPVC double-glazed door and floor-to-ceiling windows opening onto the rear garden and providing an attractive outlook.

DINING ROOM: With plenty of space for a large dining table and chairs and uPVC double doors opening onto terracing and providing a view of the garden.

KITCHEN: Recently upgraded to a high standard with a matching range of base and wall level Shaker-style units with granite work surfaces incorporating a one-and-a-half sink with boiling water tap over and drainer to side and a 4-ring induction Bosch hob with tempered glass splashback and extractor fan above. A range of integrated appliances include AEG electric combination double oven, Bosch microwave, Bosch dishwasher and a full height

refrigerator. Plenty of storage throughout and with breakfast seating and a heated towel rail.

LIVING ROOM/STUDY: A versatile room with a dual aspect outlook and with a uPVC sliding door opening onto terracing and providing an attractive view of the garden. Tiled flooring and with a range of base and wall level units and double doors opening onto a useful **UTILITY CUPBOARD** with space and plumbing for a washing machine and space for tumbler dryer. Door leading into garage (see below).

SHOWER ROOM: With a large shower with glass screen door, WC, vanity suite and a heated towel rail.

First Floor

LANDING: With access to loft storage space and an airing cupboard off and with doors leading to:

BEDROOM 1: A well-proportioned principal suite with a range of fitted storage with inset shelving and hanging rails and a large window providing plenty of natural light and a lovely outlook over the rear garden. Door leading into:-

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EN-SUITE: Containing a bath with mixer tap and shower attachment over, WC and a large wash hand basin together with a heated towel rail.

BEDROOM 2: A further double bedroom with an outlook to the rear and with a useful double wardrobe off.

BEDROOM 3: A further double bedroom with an outlook to the front.

BEDROOM 4: Currently utilised as a study and with a view to the rear.

FAMILY BATHROOM: Containing a bath with taps and shower over, WC, wash hand basin and a chrome heated towel rail.

Outside

To the front of the property is a generous brick paviour driveway enclosed by an area of lawn which provides plenty of **OFF-ROAD PARKING** and leads onto a:-

DOUBLE GARAGE: With electrically operated up-and-over roller door and providing plenty of room for sheltered parking and with power and light connected. Further space for free-standing appliances such as a chest freezer and with a range of base and wall level storage cabinets. Also containing 2 x 5.2 kW battery storage which is connected with the solar system (see below).

The property's rear garden has been beautifully planted and landscaped with a large stone-paved terrace providing a sunny area of seating with a pergola which lies adjacent to an attractive carp pond and well-stocked beds. Off of the patio is a useful plant room containing storage space and a hot water tank and pressure vessel. There is the additional benefit of a useful **LOG STORE**. An expanse of lawn is bordered by colourful well-stocked flower beds and leads into the rear section of the garden through an arbour covered with a mature clematis and onto a large vegetable bed with a high quality greenhouse and timber storage shed adjacent.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump heating via radiators and 17 x solar panels. iBoost system to convert solar energy into hot water fitted. **NOTE:** None of these services have been tested by the agent.

Agent's notes:

A rebate of £480 was generated in 2024 via the solar panels.

The central heating system is zoned for both the ground floor and first floor.

EPC RATING: Band D – 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

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: other.handyman.defaults

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FLOORPLAN TO BE APPENDED





