



Pott Hall Road

West Row

Bury St. Edmunds

IP28 8PL



Morris Armitage

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Pott Hall Road, Bury St. Edmunds, Suffolk IP28 8PL

A detached period property nestling on the edge of this semi-rural location and enjoying a substantial plot with a lovely open field view to the front aspect.

Oozing with character and period features, this property boasts accommodation to include entrance hall, living room, sizeable conservatory, sitting room, kitchen, utility room, lean to, potentially six bedrooms (two ground floor), ensuite and a family bathroom.

Externally the property offers a superb size and mature rear garden with raised patio area and extensive off road parking.

Entrance Hall

With entrance door, radiator, window, door leading to:

Living Room

15'4" x 14'4"

With windows to front and side aspects, radiators.

WC / Store

11'8" x 5'11"

Currently storage, however, some preparation has been made to convert to a WC.

Conservatory

24'2" x 13'3"

Part bricked and mainly glazed with French doors to the garden, tiled floor, radiators.

Inner Hall

With radiator, stairs leading to first floor

Dining Room

12'9"

Windows to front aspect, stripped wood flooring, open fire with brick surround, exposed ceiling beams.

Kitchen / Breakfast Room

14'9" x 14'9"

Range of wall and base units, space for range oven, extractor hood, integrated dishwasher, intergrated fridge/freezer, stainless steel sink and drainer. Windows to front and side.

Wet Room

Low level wc, pedestal hand basin, heated towel rail, window to side aspect.

Bedroom 2

12'1" x 10'2"

Windows to rear, door to lean to and loft hatch.

Utility Room

Plumbing for washing machine, space for freestanding tumble dryer, door leading to timber shed.

Bedroom 3

11'11" x 11'10"

Window to front aspect, radiator.

Lean To

12'1" x 3'10"

FIRST FLOOR

Landing

Loft hatch with ladder, windows to rear.

Bedroom 1

14'2" x 13'11"

With window to rear aspect, radiator

En-Suite

Suite comprising of low level wc, shower cubicle, pedestal hand basin and window to side aspect.

Bedroom 4

14'2" x 11'11"

With feature fireplace and window to front aspect, radiator.

Bedroom 5

15'5" x 11'11"

With feature fireplace and window to front aspect, radiator.

Bedroom 6

10'0" x 7'4"

Integrated storage cupboard, window to rear and side aspects, radiator.

Bathroom

With panelled bath, low level WC, hand basin, window to side aspect.

Outside

The property is approached via a front garden laid to lawn with mature plants and shrubs; Gravelled driveway to side with parking for 3 vehicles and gate to rear garden.

The rear garden features a large patio area with shed. Steps down to a generous garden mainly laid to lawn with orchard of fruit trees and a range of various outbuildings and storage sheds.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - E West Suffolk

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 133 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Septic Tank (Mains drainage available on main road)

Heating sources - Oil

Broadband Connected - TBC

Broadband Type – TBC

Mobile Signal/Coverage – TBC

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
1877 sq.ft. (174.3 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 2635 sq.ft. (244.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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