



## **Pott Hall Road**

West Row

Bury St. Edmunds

IP28 8PL

**Offers Over £550,000**



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



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