



Orchard House Bury Road, Hengrave

Guide Price £675,000

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Orchard House Bury Road

Hengrave, Bury St. Edmunds

- Individually designed detached modern family house
- Occupying a convenient non-estate village location
- Reception hall, cloakroom, dual aspect sitting room
- Kitchen/breakfast room, dining room, study, utility
- 4 Double bedrooms, en-suite shower room
- Double garage, extensive parking, large gardens
- Oil central heating, UPVC glazing, solar panels
- Early viewing highly recommended

Orchard House is an impressive individually designed detached family home, set within beautifully established grounds of around 0.4 of an acre in the well-placed village of Hengrave, just three miles from Bury St Edmunds and convenient for the A14.

Offering around 1,800 sq.ft of well-proportioned accommodation, the house is ideal for family life, with a large dual-aspect sitting room with wood burner, generous dining room, study/bedroom five, kitchen/breakfast room and useful utility/boot room. Upstairs are four double bedrooms, including a principal bedroom with refitted en suite, plus a family bathroom.

Outside, the wide driveway, double garage, EV charging point, solar panels and private rear gardens with terrace, orchard, lawns and mature planting make this a particularly appealing and practical family home.



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Entrance Hall

Spacious hallway with built-in storage

Cloakroom

Sitting Room

21' 1" x 13' 6" (6.43m x 4.11m)

A lovely dual aspect room with a wood burner

Dining Room

15' 5" x 10' 7" (4.70m x 3.23m)

With plenty of room for a large dining table and a window overlooking the rear gardens

Study/Bedroom 5

8' 11" x 7' 9" (2.72m x 2.36m)

An ideal home office or additional bedroom

Kitchen/Breakfast Room

12' 9" x 11' 6" (3.89m x 3.51m)

With extensive range of units, built-in double oven and hob, appliance space and room for a breakfast table.

Utility

15' 9" x 7' 1" (4.80m x 2.16m)

A useful boot room with direct access to the garage and the gardens

Principal Bedroom

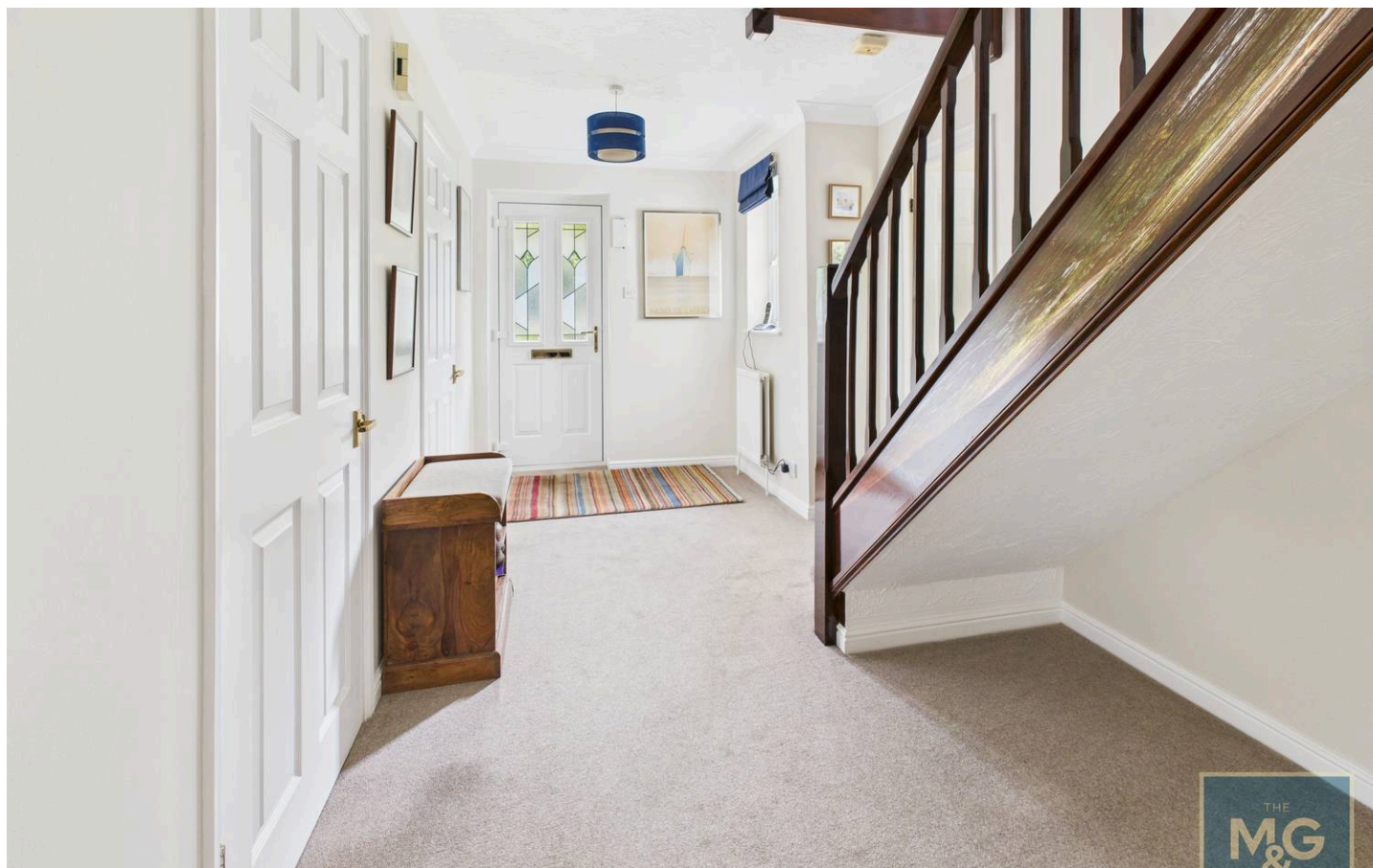
13' 3" x 11' 7" (4.04m x 3.53m)

A spacious and bright room with fitted wardrobes

En Suite Shower

8' 11" x 7' 1" (2.72m x 2.15m)

A refitted shower room



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Bedroom 2

13' 6" x 10' 3" (4.11m x 3.12m)

Another double bedroom

Bedroom 3

13' 6" x 10' 4" (4.11m x 3.15m)

Another spacious double bedroom with views over the rear gardens

Bedroom 4

10' 7" x 8' 11" (3.23m x 2.72m)

A smaller room but still large enough for a double bed, with views over the rear gardens

Bathroom

Double Garage

20' 3" x 18' 3" (6.17m x 5.56m)

With 2 up and over doors, side door, light and power connected and eaves storage

Outside

To the front, the property is approached via a good-sized driveway providing extensive parking and access to the double garage. The rear gardens are a particular feature – well stocked with mature shrubs and trees, laid mainly to lawn with a separate orchard, and a paved terrace providing the ideal space for outdoor dining and entertaining. Offering a high degree of privacy, the gardens are perfectly suited to family life.

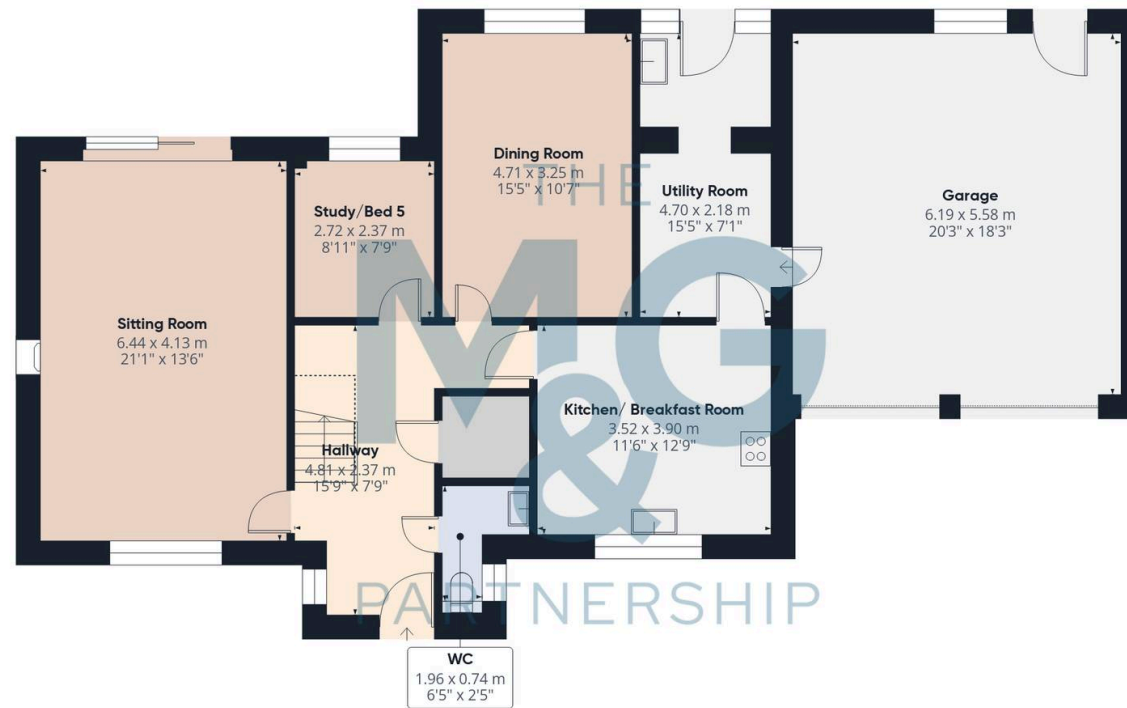
COUNCIL TAX – BAND F West Suffolk EPC Rating – C

Services – Mains water, electricity and drainage. Oil Fired C/H and solar panels.

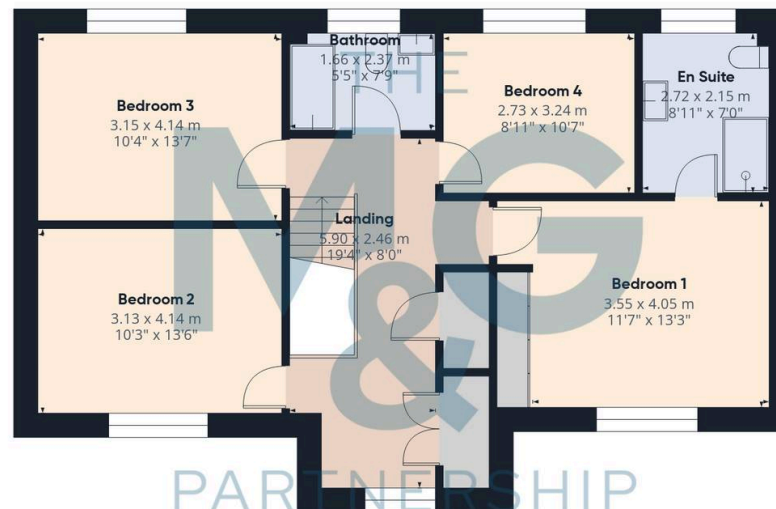
BROADBAND – Superfast broadband is available. Mobile – All mobile phone providers are likely.



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Floor 0





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