

Mayland The Street - Offers In Excess Of £535,000

Shimpling Bury St. Edmunds Suffolk IP29 4HW

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- SPACIOUS DETACHED FAMILY HOME
- VILLAGE EQUIDISTANT BETWEEN BURY AND SUDBURY
- HALL, CLOAKROOM, SITTING ROOM, STUDY/PLAYROOM
- KITCHEN/DINING ROOM, UTILITY, GARDEN ROOM
- THREE GROUND FLOOR BEDROOMS, BATHROOM, CLOAKROOM
- TWO FIRST FLOOR BEDROOMS, SHOWER ROOM
- LARGE LOFT ROOM WITH POTENTIAL FOR CONVERSION (STP)
- GARDENS WITH OUTBUILDING AND COVERED SEATING AREA
- GRAVEL DRIVEWAY WITH PARKING FOR UP TO EIGHT VEHICLES
- OIL FIRED HEATING, SOLAR PANELS FOR HOT WATER AND ELECTRICITY

The Property

Shires are delighted to offer for sale this modern, beautifully presented family home which offers spacious and versatile accommodation located in a popular village equidistant between Bury St Edmunds and Sudbury. The accommodation is approached through a spacious Entrance Hall with stairs to first floor and understair cupboard, Sitting Room with woodburner and double doors to Garden Room, opening to Study/Playroom, Cloakroom, fabulous Kitchen/Dining Room with space for Range Cooker and Dishwasher, Utility with space for Tumble Dryer and Washing Machine, Garden Room with doors to rear garden, Inner Hall leading to Three Ground Floor Bedrooms (two with large built in wardrobes), a contemporary Bathroom and Separate Cloakroom. On the first floor there is are two further Double Bedrooms both with built in wardrobes and a large loft room which houses the hot water cylinder and the system for the solar panels. The loft room offers potential for further development and conversion subject to the necessary consents.

The heating for the property is via the oil fired boiler. The large hot water cylinder is electric and is also heated via the solar panels. These were installed around two years ago and are on a feedback tariff.

To the outside the property has a gravelled driveway behind a five bar gate with parking for up to eight vehicles. To the left hand side of the property is a gated area with hardstanding for storage and sheds. This leads into the rear garden which is mostly laid to lawn with a timber outbuilding with a covered area for outdoor seating. The gardens back on to paddocks and open fields beyond.

The village benefits from a Pub which offers various social activities. There is also a large play park. The nearest Primary School is the outstanding school at Lawshall. The village is 8 miles from Sudbury and 9 miles from Bury and both have trainlines connection to London Liverpool Street.

Viewing is highly recommended.



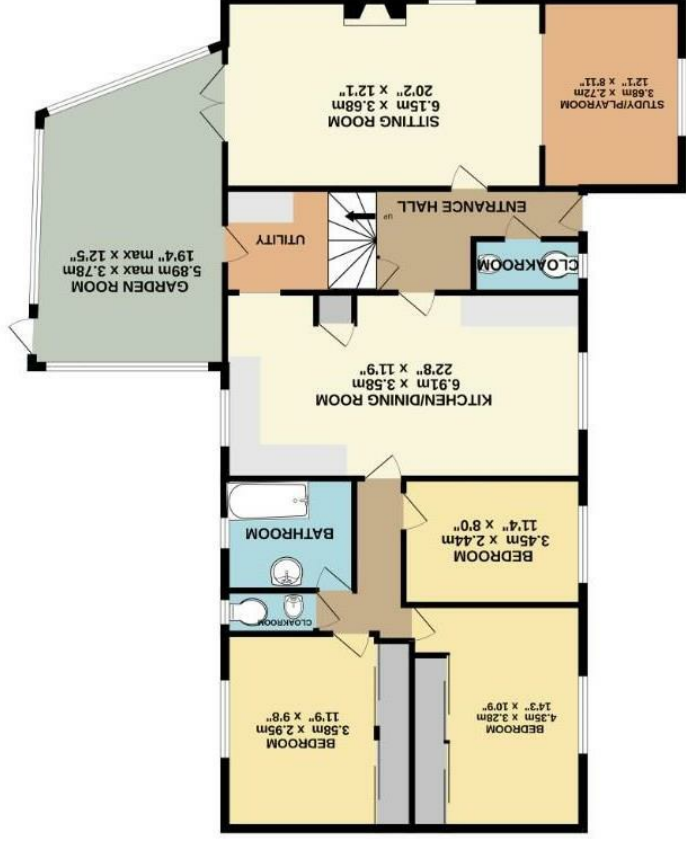


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

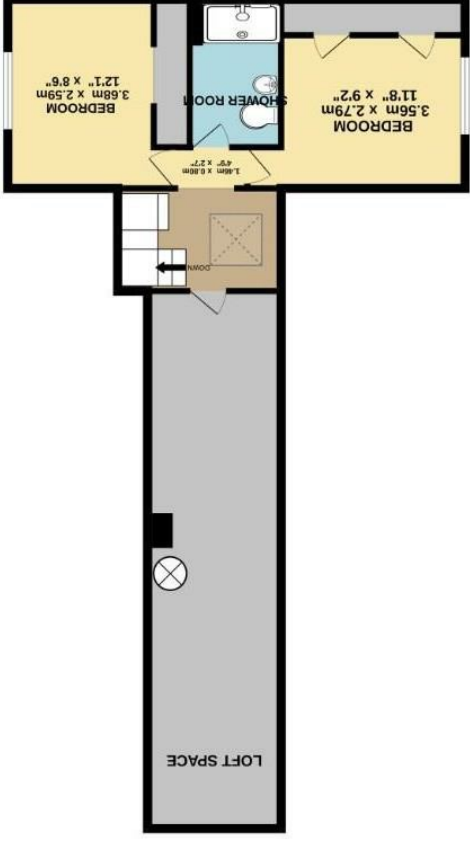
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Current	Potential	

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. 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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GROUND FLOOR
139.4 sq.m. (1501 sq.ft.) approx.



1ST FLOOR
65.9 sq.m. (709 sq.ft.) approx.