



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Watlands Grimstone End

Pakenham, Bury St. Edmunds, IP31 2LZ

Guide price £895,000



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Description

A unique, exceptional, eco-friendly, and energy-efficient home, designed to utilise the abundance of natural light, whilst set in established grounds close to Suffolk's jewel, Bury St Edmunds. The property is a high quality Dan-Wood Home, a European specialist house builder and design, with excellent green credentials, exceptional insulation and thoughtful design. The property now nestles into its delightful plot.

The clever internal design creates an open plan, airy house, allowing an abundance of light through the numerous tilt and turn double glazing doors. Wide doorways and versatile accommodation allows flexibility and a home for life. In addition to the underfloor heating by an air-source heat pump downstairs, there are radiators on the first floor, and a fresh-air circulation system throughout the house.

Location

The picturesque village of Pakenham, renowned for its two working mills, The Watermill and Windmill. It also has a village store and the popular Fox Public House. The location is easily accessible just 9 minutes by car to the A14. The west part of the large county of Suffolk is a particularly beautiful one, home to the so-called "Jewel of Suffolk", Bury St Edmunds, with its stunning mix of Period buildings, the only operational Regency theatre in the country, the magnificent St Edmundsbury Cathedral and the Abbey ruins. It is also blessed with a variety of top quality restaurants and a thriving shopping centre. The other main town in this region, is Stowmarket on the mainline of Norwich to London's Liverpool Street.

Entrance Hall

Opening onto open plan Sitting Room

Snug

6'9 x 4'11 (2.06m x 1.50m)

Double glazed window to front,

Sitting Room

31'3 x 14'1 (9.53m x 4.29m)

Double glazed window and doors to front, rear and side, Ash open treat stair flight to first floor with matching balustrades, Schiedel log burning stove

Dining Area

17'3 x 17 (5.26m x 5.18m)

Double glazed window and doors to rear and side

Kitchen Area

12'6 x 8 (3.81m x 2.44m)

Double glazed windows to side, Handleless fitted kitchen with a granite worktop, with a sink unit and single drainer cupboards under, integrated dishwasher, further cupboards and drawers under, built in electric hob with extractor above. Wall cupboard housing double oven, LG fridge/freezer, wine rack, breakfast bar and eye level cupboards. Tiled floor.

Lounge

18'4 x 12'6 (5.59m x 3.81m)

Double glazed windows and doors to front and side

Shower Room

11'1 x 5'9 (3.38m x 1.75m fully tiled shower cubicle)

Double glazed window to side, fully tiled shower cubicle, low level wc, vanity unit with sink and drawers under, tiled floor and partly tiled walls and radiator.

Utility Room/Boot Room

12'10 x 10'1 (3.91m x 3.07m)

Double glazed window to side, door to rear garden, plumbing for washing machine, hot water tanks, water softener and fresh air circulation pump.

Landing

14 x 12'3 (4.27m x 3.73m)

Galleried landing over looking the sitting room, Skylight windows to side, loft access and radiator.

Bedroom One

12'11 x 12'10 (3.94m x 3.91m)

Double glazed window to side and skylight window to front, dressing area and doorway recess (10'8 x 7'2) Radiator.

Ensuite Shower Room

12'10 x 6'1 (3.91m x 1.85m)

Skylight window to rear, fully tiled shower cubicle, low level wc, vanity with sink and drawer under, chrome heated towel rail, tiled floor and partly tiled wall.

Bedroom Two

12'11 x 12'6 (3.94m x 3.81m)

Double glazed doors to Juliet balcony to front and radiator.

Bedroom Three

12'11 x 12'5 (3.94m x 3.78m)

Double glazed doors to balcony to rear and radiator.

Bedroom Four

12'7 x 12'5 (3.84m x 3.78m)

Double glazed doors to balcony to rear and radiator.

Bathroom

12'7 x 8'3 (3.84m x 2.51m)

Double glazed doors to Juliet balcony to front, panelled bath and shower attachment, fully tiled shower cubicle, low level wc, vanity with sink and

drawer under, chrome heated towel rail, tiled floor and partly tiled wall.

Outside and Gardens

A driveway runs along the front and side of the property with ample parking. The front of property has been hard landscaped with shingle base and numerous mature pines. Adjacent to the drive is a large open lawn area which sides onto a field. There is a wide patio to the side and rear of the property, which in turn leads on to lawned gardens with further mature trees towards the rear. Workshop (24 x 17'9) with electric roller door and three phase electric. There are a further garage, three timber stores and log store.

Agents Notes

Mains water drainage and electricity are connected to the property with heating via air source heat pump.

Council Tax: Band E

Local Authority: West Suffolk

EPC: Band B

Tenure; Freehold.



Road Map



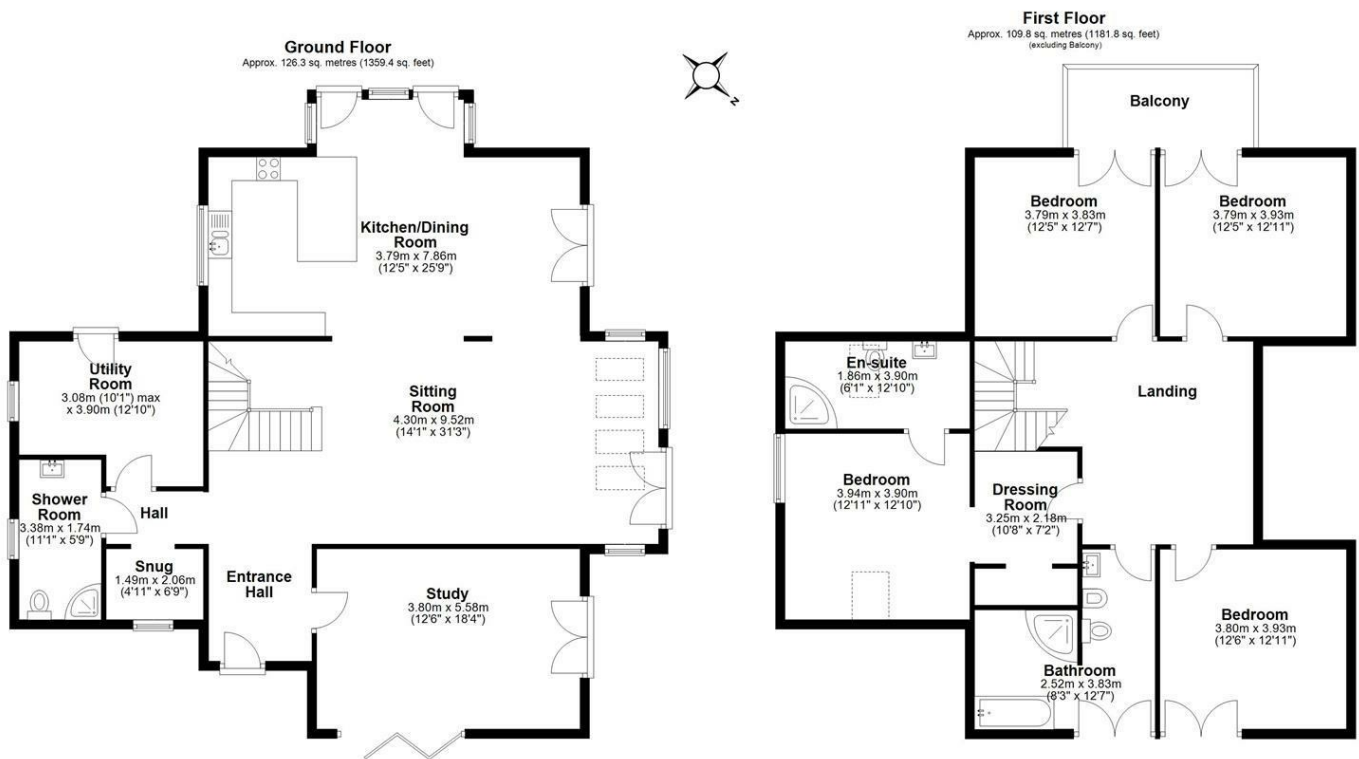
Hybrid Map



Terrain Map



Floor Plan



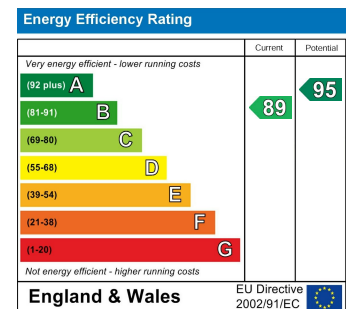
Total area: approx. 236.1 sq. metres (2541.3 sq. feet)

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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