



Hilltop, Bury St. Edmunds



SOLD

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.



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Hilltop, Bury St. Edmunds IP33 2EA

Guide Price £925,000

An outstanding five bedroom, four bathroom family house designed for flexible living with a four car garage and extensive driveway. The property is beautifully set within west facing gardens, whilst enjoying a tucked away setting on the outskirts of the historic market town of Bury St Edmunds.

Presenting rendered elevations under a slate roof and built approximately 15 years ago, 2 Hilltop is superbly presented throughout and provides considerable, generously proportioned accommodation arranged over two floors. A traditional style oak entrance door opens to Reception Hall: with polished oak floor and oak staircase off to first floor and door to Sitting Room: a spacious triple aspect reception with wooden flooring, log feature gas fireplace and patio doors to gardens which is south/west facing. Kitchen/Dining Room: an impressive "light and airy" space with a range of units providing plenty of drawer and cupboard space beneath marble worktops with island, whilst complemented by Miele appliances, dishwasher and coffee machine. Tiled flooring, windows to front and side. Inner hall are with airing cupboard and door to Utility: range of fitted units with sink, water softener, gas fired boiler, window to rear and door to side. There are two ground floor bedrooms/reception rooms and a family bathroom with underfloor heating.

On the first floor is the Master Suite: a wonderfully spacious dual aspect bedroom with walk-in wardrobe. A door from the bedroom, of feature glass brick inserts to side, leads to a large en-suite shower room with his and hers sinks and underfloor heating. There are two further bedrooms, one en-suite and a family bathroom completes the immaculately presented accommodation.

Outside
The house is approached along a block paved driveway providing plenty of vehicle parking, turning space and access to a detached four car garage/workshop (36ft x 18ft) with electric doors and cloakroom. With a door to the side and stairs to first floor loft room. To the front are lawned gardens with three maturing specimen trees and a lavender lined pathway.

To the rear is a delightful south/west facing garden providing a good degree of privacy whilst being mostly laid to lawn and stocked with an abundance of mature trees, shrubs and well stocked flower beds. There is a timber summer house and of particular note is the large Indian sandstone terrace creating an ideal area for outdoor entertaining and al-fresco dining.

Location
Hilltop is a small exclusive development of only 5 superior homes in an impressive setting on the favoured south westerly outskirts of town .
The property is close to the hospital , schooling , only 5 minutes drive to Waitrose and 15 minutes walk into the historic town centre. Also well placed for National Trust Ickworth House and park. Bury St Edmunds provides an excellent range of everyday leisure, restaurants, shopping & sporting facilities and offers convenient access to the A14 dual carriageway, linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions
From the town centre proceed west along Westgate Street and follow the road straight across the roundabout onto Out Westgate. Proceed straight across the traffic lights onto Horringer Road,

- Five bedrooms
- Reception hall
- Sitting room
- Kitchen/dining room
- Utility
- Huge master suite with walk-in wardrobe
- Two en-suite shower rooms & two bathrooms all with underfloor heating
- Expansive block driveway, four car garage/workshop with loft space over
- Private south/west facing landscaped gardens
- No onward chain

passing Bristol Road on your right, where the entrance to Hilltop will be found further on the right hand side on the brow of the hill.

Services
All mains services are connected. Solar roof panels.
Council tax band F.

