



Yewlands, Felsham

Sheridans



Yewlands, Felsham IP30 0PQ

Guide Price £550,000

Immaculate 2200 sqft detached five bedroomed house in the heart of the pretty village of Felsham

This substantial detached family home has recently been the subject of a comprehensive refurbishment and extension scheme, resulting in an impressive house with excellent proportions and beautifully presented accommodation possessing a light and airy atmosphere.

Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises of an entrance hall with stairs off to first floor and with opening leading through to a cloakroom, utility room and study with window to front. A spacious sitting room is an ideal reception for relaxing with contemporary style wood burning stove and of particular note is the enormous "live in" kitchen/dining/family room, creating a wonderfully light space beneath large roof light windows whilst overlooking the rear gardens. The kitchen area is fitted with an extensive range of units and built in quality appliances and central island, the dining area has classic style French doors opening to the rear gardens and the sitting area enjoys a superb feature window.

The stairs lead from the entrance hall to a huge landing/seating area giving access to the principal bedroom with stylish en-suite bathroom and the remaining four bedrooms and spacious family bathroom, completing the accommodation.

Outside

The front of the property is approached via a gravel driveway providing off road car parking for approximately 5 vehicles. Planning Permission for a Double Garage has been granted and expires September 2023. There is side access to the rear garden which incorporates a large patio area and is mainly laid to lawn with well stocked flower beds and borders and is fully enclosed by fencing.

Location

The House is situated in a small close affording church views located within the heart of the village. Felsham has good local amenities which include a post office/stores, public house, parish church, garage and only 2 miles to the highly regarded Old Buckenham Hall prep school. The village is situated approximately 8 miles to the South East of the thriving market town of Bury St. Edmunds with its superb range of shops, schools, leisure and cultural facilities. The market town of Stowmarket lies about 8 miles to the East, also with a good range of amenities and direct rail service to London (Liverpool Street). The A14 dual carriageway (about 5 miles) provides good road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/ M11.

Directions

Proceed from the village centre, turn left at the green, passing the pub on the left and the entrance to Yewlands will be found on the right.

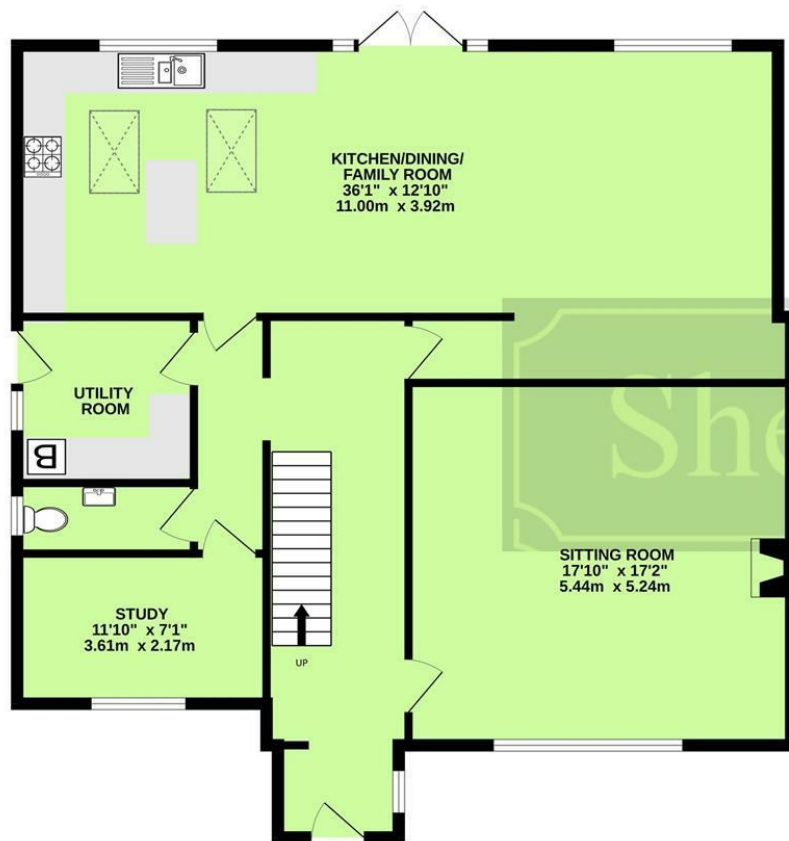
- Entrance hall, cloakroom
- Spacious sitting room with wood burning stove
- Study
- Enormous 'live in' kitchen/dining/family room
- Utility
- Principal bedroom with en-suite
- Four bedrooms, family bathroom
- Ample parking
- Enclosed gardens
- Tucked away setting within picturesque Suffolk village

Services

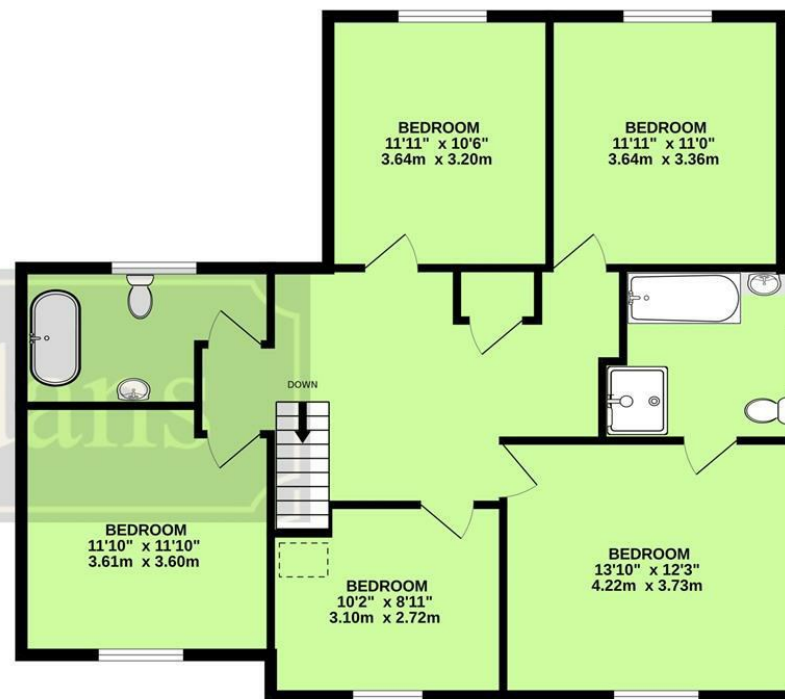
Mains electricity, water and drainage. oil fired radiator central heating. Council tax band E. EPC Rating: C.



GROUND FLOOR



1ST FLOOR



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, omission or mis-statement. 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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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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