



Lower Green, Little Whelnetham

Sheridans



Lower Green, Little Whelnetham IP30 0DR

Offers Over £395,000

Spacious detached four bedroomed home offering flexible accommodation with enormous potential, enjoying a delightful quiet lane setting overlooking fields.

Understood to have been built about 50 years ago and altered/extended in more recent years, this individual detached family home, provides particularly versatile accommodation extending to around 1660 sqft which could suit either a family or retired couple requiring plenty of space.

Benefitting from oil fired radiator central heating, double glazing and offering further scope to remodel/improve, the accommodation currently in brief comprises of; an entrance hall and cloakroom, sitting room with a conservatory/garden room, dining room and a kitchen with additional conservatory/garden room. The study overlooks the front gardens and farmland and there are also two ground floor bedrooms served by a bathroom with bath and separate shower enclosure, completing the ground-floor accommodation.

On the first floor, there are two bedrooms, one benefitting from a useful study area/dressing room, a shower room can also be found on this floor and there is a huge loft space which may offer potential for further

accommodation (subject to planning permission and building regulation approval)

Outside

The property is approached along a shingle driveway providing off road vehicle parking, turning space and access to the integral double garaging. To the front are delightful gardens with seating area and pond with water feature. Side access leads to the private East facing rear garden which is enclosed by fencing offering a paved patio area with steps leading down to a further patio area. The garden offers an area laid to lawn with mature trees and planting, there is also a vegetable patch and useful garden sheds.

Location

The property is set back off a quiet lane in a secluded setting on the edge of the village overlooking farmland. Little Whelnetham is a sought after and convenient village situated within approximately five miles to the South of the historic market town of Bury St Edmunds and its excellent range of everyday facilities on offer.

Directions

From the direction of Bury St Edmunds proceed South on the A134 towards Sudbury. At Sicklesmere, turn left signposted Bradfield St George and Little Whelnetham. Follow the road through Little Whelnetham and turn right

- Entrance hall, cloakroom
- Sitting room
- Dining room
- Kitchen
- Conservatory, garden room
- Study
- Four flexible bedrooms, dressing room
- Bathroom, shower room
- Further potential to remodel
- Ample parking, double garaging, established gardens. delightful quiet lane setting with field views

towards Bradfield St Clare, where the property will be found further on the left-hand side opposite open countryside.

Services

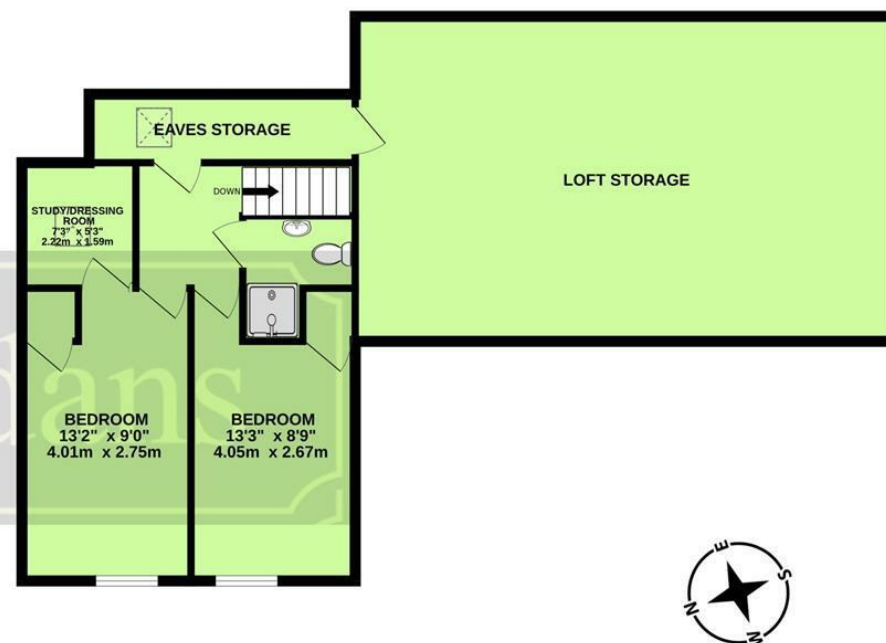
Mains electricity and water. Private drainage. Oil fired radiator central heating. Council tax band F. EPC Rating: E.



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.
Made with Metropix ©2023

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.

Sheridans Estate Agents

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378



Sheridans

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk