Whirledge &Nott

Land • Property • Development

Detached: Whepstead, Bury St Edmunds

Guide Price £399,500

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

Three bedroom, detached house set within a peaceful location in the sought after village of Whepstead in the Suffolk countryside, offering opportunities for easy access to Bury St Edmunds, the A14 and M11.

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DETAILS

CLICK HERE FOR AN INTERNAL TOUR

LOCATION

The property is located on the outskirts of the village of Whepstead which includes local pub and post office facilities and is located within 5 miles of Bury St Edmunds.

Bury is a historic and thriving market town with a weekly market and offers a mixture of shopping, and entertainment amenities.

The property is within close proximity to the A14 trunk road accessing Newmarket and Ipswich and is within 5 miles of the train station in Bury St Edmunds providing services to London and Cambridge.

RICS®

The area is well served by a range of respected state and independent schools, including Bury St Edmunds County High School and Culford School, alongside a number of primary and specialist options in the surrounding villages and town..

ACCESSIBILITY

The Property is accessed via a right of way over a shared driveway connecting to Straight Road.

THE PROPERTY

Ground Floor

- Entrance Hall
- Dining Room: 3.67 x 3.59m - UPVC Double glazed window overlooking the front garden with laminated flooring and Kitchen access.
- Kitchen: 2.40 x 3.6m - UPVC Double glazed window overlooking the back garden, laminate fitted kitchen units, built-in storage cupboard, electric oven with lino flooring, access to the dining and living room and further WC and storage facilities.
- Living Room: 5.29 x 3.49m - 2 x UPVC double glazed windows overlooking the front and back garden, with laminate flooring and feature fireplace.
- WC: 0.70 x 1.55m - Lino floor with UPVC double glazed frosted window.
- Storage Room: 1.96 x 1.89m
- Rear Entrance Hall.

First Floor

- Bedroom 1: 2.41 x 3.5m - UPVC double glazed window overlooking the front garden, built-in cupboard storage with carpets.
- Bedroom 2: 2.78 x 2.59m - UPVC Double glazed window to the side of the property with carpets.
- Bedroom 3: 3.61 x 3.98m - UPVC Double glazed window to the front of the property with two built-in storage cupboards and carpets.
- Toilet: 0.81 x 2.22m - UPVC Double glazed frosted window with lino flooring.
- Bathroom: 2.09 x 2.10m - UPVC Double glazed frosted window with

wood-effect laminate flooring, built-in sink and cupboard unit, fitted bath and shower cubicle and tiled walls.

EXTERNALLY

The property has a front and back garden laid to grass surrounded by hedgerow with a circular driveway entrance and off-road parking.

Single Garage

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

PLANNING

The local planning authority is West Suffolk District Council.

Prospective purchasers to carry out their own investigations into the planning position for their intended uses.

ACCESS

A right of way will be granted over the access hatched brown on the attached plan.

The Purchaser to contribute their reasonable share, according to user, of the future driveway maintenance.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating.

We understand there is a cesspit at the property which drains into mains drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band E.

RIGHTS OF WAY, RESTRICTIVE COVENANTS & EASEMENTS

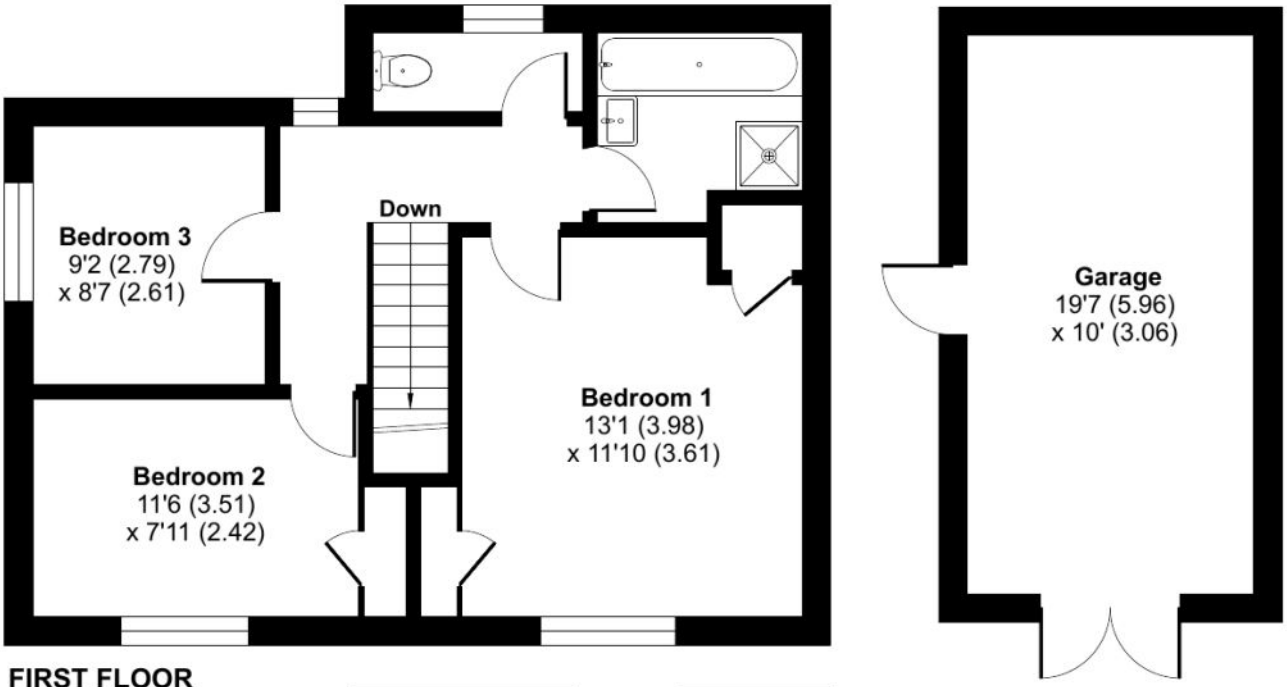
The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

There is a public Right of Way crossing the Eastern Boundary of the property.

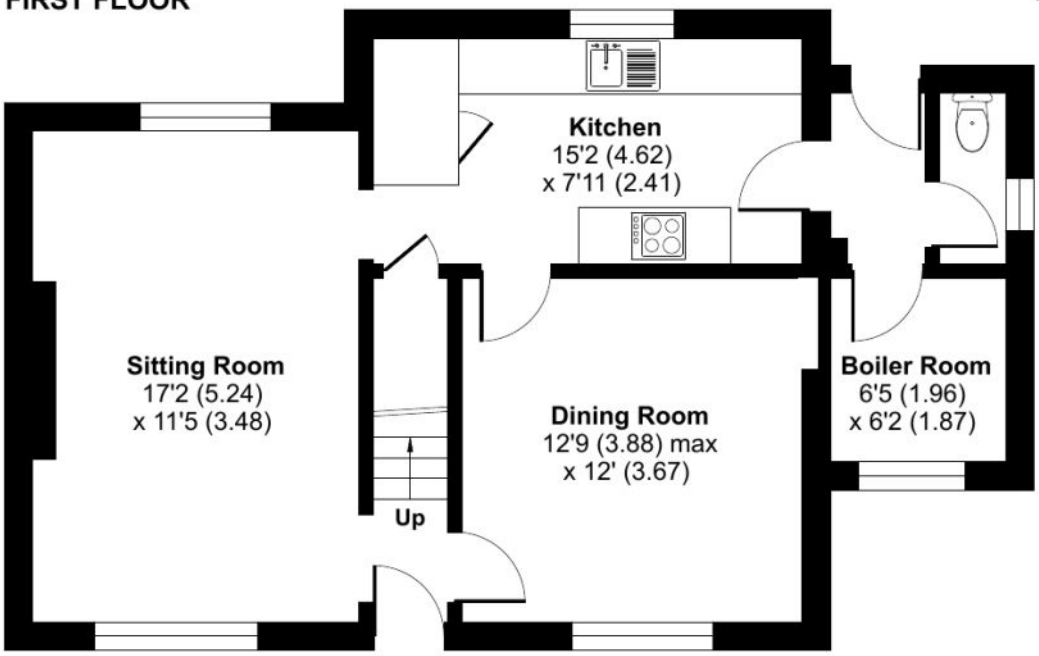
Prospective purchasers to carry out their own investigations into the existance of any Right of Way.

Straight Road, Bury St. Edmunds, IP29

Approximate Area = 1116 sq ft / 103.6 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1312 sq ft / 121.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Whirledge & Nott. REF: 1452726

Hawkes Farmhouse, Straight Road,
Whepstead, IP29 4TF

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50 m
Scale 1:1250 (at A4)

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