



Bridge House, Upper Green, Felsham, Bury St. Edmunds, Suffolk, IP30 0PL

This extremely spacious detached house occupies a lovely village setting and offers huge potential.

Set in large established gardens the property offers very comfortable living accommodation but is now perhaps ready for some refurbishment, making it perfect for anyone looking for a substantial home they can really put their own mark on. The flexible layout of the house means the existing accommodation could easily be reconfigured to provide a self-contained annexe if required.

- Large detached house located just off the village green
- Providing an extensive range of flexible accommodation
- Reception hall, shower room, study, kitchen, utility
- 21' Sitting room with woodburner, separate bay fronted dining room
- Master suite, 3 further double bedrooms, family bathroom
- Double garage, extensive parking, superb gardens

Guide Price £475,000



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General Information

Felsham is a traditional Suffolk village with good local amenities which include a Community Post Office/Stores, Public House, Parish Church, active Village Hall and garage. The village is supported by frequent fresh food van visits including fruit and veg, fish monger, a pizzeria on wheels and fish and chip van. The area is a haven for nature with many countryside walks. The village is situated approximately eight 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 eight miles to the east, also with a good range of amenities and direct rail service to London's Liverpool Street. The A14 dual carriageway (about 5 miles) provides fast road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/ M11.

If you have taken a look at the external photographs you will note that the property occupies a lovely private position with good sized gardens, double garage and parking. At this point in time, we have not had the opportunity to take internal photographs, but it is certainly fair to say that all of the accommodation is of a generous size with lots of windows and a mostly neutral colour scheme adding to the feeling of light and space.

Whilst the house is now ready for some cosmetic updating, it does, in our opinion, offer excellent value for money and huge potential.

On the ground floor: A spacious reception hall, with shower room/cloakroom off, gives access to the sitting room, dining room and kitchen. The sitting room is a beautifully proportioned, dual aspect room with central woodburner and french doors which open up into the gardens. The separate dining room is another very spacious room and includes a bay window and connecting door to the large study. The kitchen includes a range of fitted cupboards and ample worktop surfaces. A further door leads into the useful utility room. On the first floor. The double height hallway leads onto the landing which has a separate cloakroom and 3 double bedrooms including 1 with en suite shower room. A separate landing area leads to the largest bedroom which is dual aspect and has 2 sets of fitted wardrobes. Leading off the bedroom is a dressing room and a separate bathroom. The house could easily be divided to provide either annexe accommodation for a dependent relative or a separate home office or work space.

Outside
The property is accessed from the road via a block paved driveway which sweeps past a small lawn with flower beds and onward to the front of the integral double garage. This is a significant space, offering parking for approximately 6 vehicles. A tall laurel hedge provides screening from the road. Pedestrian access to the side of the property leads to the substantial south facing garden which has been landscaped thoughtfully to include a selection of flowers and shrubs which come in to bloom at different times throughout the season. A semi-circular conifer hedge provides a separate screened area to the back of the plot, which could be a perfect spot for a hot tub, play area, or perhaps even a putting green. A pergola with a climbing grape vine is sited to the rear elevation offering a delightful Mediterranean alfresco feel dining area for those lazy summer evenings.

Directions
Leave Bury St Edmunds using the A134 Sicklesmere Road and continue in to Sicklesmere, taking a right turn after the village pub, leading towards Little Whelnetham. Continue on this road through Bradfield St George, past Bradfield Woods and through Gedding. After the Felsham village sign, turn right at "Upper Green" and turn right again onto Cockfield Road. The property can be found within a short distance on the left.

Agent's Note
In accordance with the Estate Agents Act 1979 we confirm that the owner of this property is related to an employee of Mortimer and Gausden Ltd.

Entrance Hall

Sitting Room 20'11 x 14'1 max (6.38m x 4.29m max)

Dining Room 16'7 x 8'6 (5.05m x 2.59m)

Study 7'10 x 6'6 (2.39m x 1.98m)

Kitchen/Breakfast Room 12'6 x 9'4 (3.81m x 2.84m)

Utility Room 9'2 x 6'6 (2.79m x 1.98m)

Shower Room 8'6 x 3'6 (2.59m x 1.07m)

Landing

Bedroom 1 14'5 x 13'6 (4.39m x 4.11m)

Dressing Room 7'4 x 6'5 (2.24m x 1.96m)

Bedroom 2 16'1 x 11'2 max (4.90m x 3.40m max)

Ensuite 6'10 x 3'11 (2.08m x 1.19m)

Bedroom 3 14'2 x 9'3 (4.32m x 2.82m)

Bedroom 4 11'2 x 10'3 (3.40m x 3.12m)

Bathroom 7'7 x 7'0 (2.31m x 2.13m)

W/C 4'9 x 3'6 (1.45m x 1.07m)

Double Garage 18'0 x 14'2 (5.49m x 4.32m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approx Total Area: 173.7 m² ... 1870 ft²

This floor plan is for layout guidance only. Whilst every care is taken in the preparation of this plan, it is not drawn to an accurate scale and all measurements, windows and openings are approximate.

Interested? Call us on 01284 755526

