

Huntington House Sudbury Road, Sicklesmere

Guide Price £475,000

THE M&G PARTNERSHIP

Huntington House Sudbury Road

Sicklesmere, Bury St. Edmunds

- Five Double Bedrooms!
- Wonderful Open-Plan Kitchen-Living-Diner
- South Facing Rear Garden
- Large Driveway For Multiple Vehicles
- Energy Efficient Home With Fitted Solar Panels
- Superb Family Home
- En-Suite, Two Family Bathrooms Plus Cloakroom
- Viewing Highly Recommended

Situated in the popular village of Sicklesmere, this impressive five-bedroom home on Sudbury Road offers an excellent balance of space, practicality and energy efficiency, making it an ideal choice for a growing family. All five bedrooms are doubles, providing generous accommodation for family life, visiting guests or those seeking additional space to work from home. This volume of versatility is certainly hard to come by!

With 16 solar panels and an EPC rating of B, the property also offers reassuring energy efficiency at a time when household running costs are an increasingly important consideration.

The location adds further appeal, with Bury St Edmunds just a short drive away, offering a wealth of educational opportunities, leisure facilities, independent shops, restaurants and professional opportunities. Excellent road connections via the A14 also provide convenient access to the wider region, making this an appealing base for commuters and families alike.

Combining generous accommodation with an attractive village setting and excellent connectivity, this is a home well suited to the changing needs of modern family life.







Hallway
11' 3" x 5' 5" (3.42m x 1.65m)
Entrance hall holding access to the kitchen-diner, study and cloakroom alongside understairs storage.

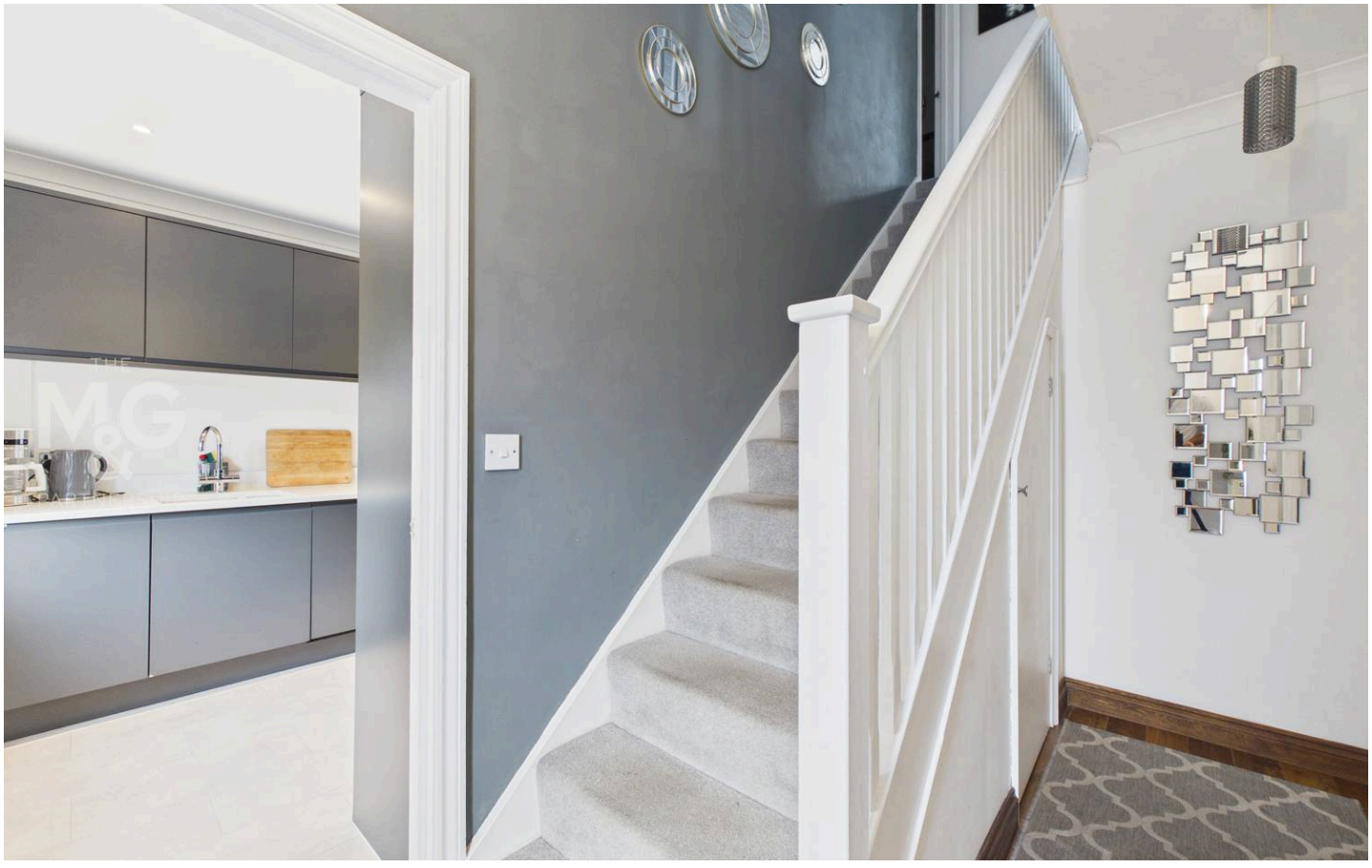
Kitchen-Diner
24' 1" x 9' 0" (7.33m x 2.74m)
Large dual-aspect room complete with a substantial selection of low and eye-level storage amongst integrated appliances. Appliances include: full-length fridge and freezer, washing machine, dishwasher, oven, hob, wine fridge and water softener. Ample counter space is available, with a generous breakfast bar to the rear providing the perfect space for families. Double doors overlook the private rear garden and lead to the patio.

Living-Dining Area
12' 7" x 14' 7" (3.83m x 4.44m)
Completing the open-plan accommodation on the ground floor, the sizeable lounge leads from the kitchen-diner to enhance the sociable configuration. Another set of double doors overlook the garden allowing this space to be bathed in natural light.

Study
8' 8" x 6' 9" (2.63m x 2.07m)
The ground floor study overlooks the front of the property and is perfect for those who work remotely or equally want a crafts/hobbies room. Fitted storage can also be found.

Cloakroom
5' 9" x 3' 10" (1.75m x 1.16m)
Complete with wc, basin and radiator, the cloakroom completes the ground floor.

Bedroom One
14' 6" x 11' 3" (4.43m x 3.44m)
Sizeable principal bedroom complete with fitted wardrobes and access to an en-suite whilst overlooking the rear of the property.







En-Suite
7' 10" x 5' 8" (2.38m x 1.72m)
Well-appointed and fitted with a walk-in shower, wc, basin and heated towel rail.

Bedroom Four
9' 0" x 9' 10" (2.75m x 2.99m)
Generous double bedroom, complete with fitted wardrobes.

Bedroom Five
8' 8" x 9' 5" (2.65m x 2.87m)
Albeit the smallest bedroom, bedroom five is a sizeable double bedroom with ample space for additional furnishings.

Family Bathroom
9' 1" x 5' 8" (2.78m x 1.73m)
Spacious family bathroom, complete with wc, basin, bath with shower over and heated towel rail.

Bedroom Two
17' 2" x 11' 4" (5.22m x 3.45m)
Deceptively spacious double bedroom overlooking the front of the property.

Bedroom Three
17' 1" x 9' 0" (5.21m x 2.75m)
Large double bedroom, previously utilised as a second lounge space for older children who can feel self-contained on the top floor of the property.

Second Floor Bathroom
5' 6" x 6' 11" (1.67m x 2.10m)
Fitted with wc, basin, bath and radiator.

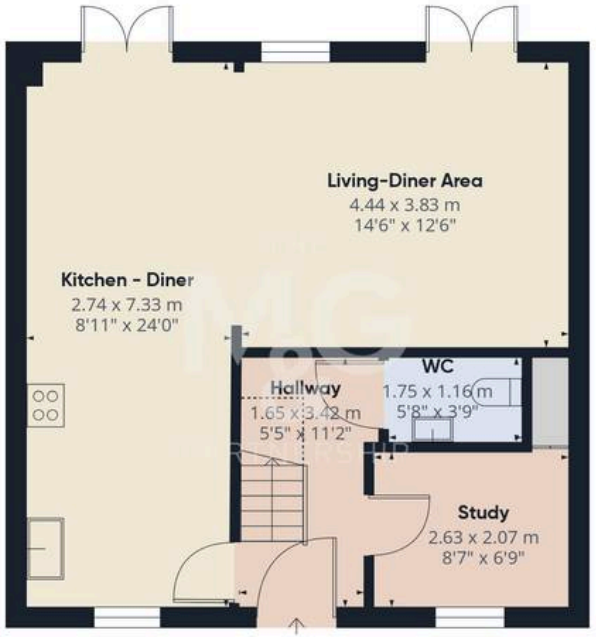
Outside
Upon arrival at the property, you are greeted by a large driveway, suitable for multiple vehicles, with gated access leading to the rear garden. The south-facing rear garden is bathed in sunlight, with an extended patio, perfect for al fresco dining, whilst the remaining space is mostly laid to lawn. A high-raised bed can be found to the rear, perfect for adding a choice of potted colour or potentially for use as a vegetable garden.

Agent Notes
EPC Rating - B Council Tax - E (West Suffolk) Oil fired heating Mains water, drainage & electricity 16 Solar Panels What3Words: ///infuses.scuba.perfected Ofcom states all mobile providers are supported Ofcom states superfast broadband is supported





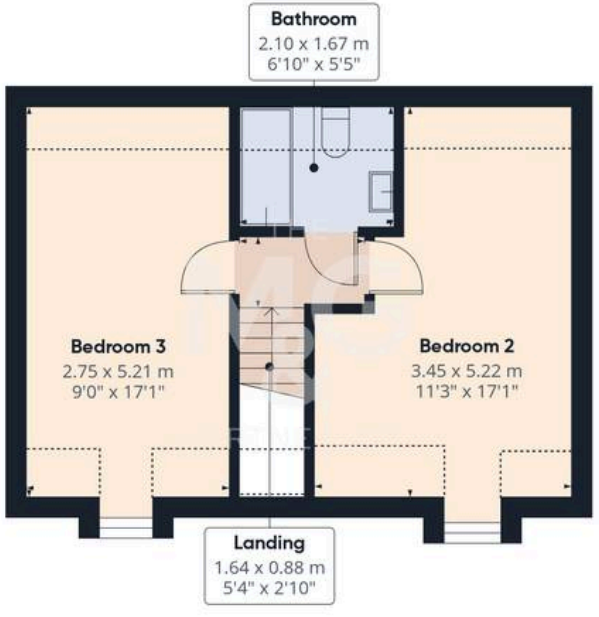




Floor 0



Floor 1



Floor 2

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Approximate total area(1)

134.9 m²

1455 ft²

Reduced headroom

7.8 m²

84 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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