



2 Cranfield Park, Burstall
Suffolk

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Land and property. Since 1885.

A beautifully presented family home set within tranquil gardens, in the peaceful village of Burstall.

Positioned in the popular village of Burstall, 2 Cranfield Park is a light, substantial six bedroom family home, offering flexible accommodation throughout, arranged over two floors. With the ability to create an integral annexe accessed via a separate staircase, the property also offers opportunity for multi-generational living.

Configured to provide the ideal space for both relaxation and entertainment, the property offers well-proportioned reception rooms throughout. Comprising a dual-aspect sitting room featuring a bay window to the front, a brick-built fireplace and sliding glazed doors opening onto the rear gardens, a formal dining room with views to the rear, and a useful study offering useful space home working. The kitchen and breakfast room, arranged in a semi open-plan layout, form the heart of the home with the breakfast area benefitting from panoramic windows and bi-fold doors leading to the garden, while the kitchen is fitted with modern units, a central island and integrated appliances.

Upstairs, a galleried landing overlooks the entrance hall and leads to five well-presented bedrooms. The principal bedroom includes built-in storage and an en suite bathroom. Three further bedrooms benefit from fitted wardrobes, and are serviced by a family bathroom. A secondary staircase leads to a private sixth bedroom above the garage, which enjoys its own en suite shower room; this space is flexible and can either form part of the main footprint or be separated away as ancillary accommodation.

The front of the property offers a generous expanse of lawn with a central gravel driveway leading to the double garage. The south-west facing garden has a well-maintained lawn, a timber decked terrace ideal for al fresco dining, established shrub and hedge borders, and mature trees providing privacy. At the end of the garden, there is a substantial detached workshop and store with separate access from the lane to the rear.



Location

The property is situated within an enclave of a small number of houses within the popular village of Burstall located four miles west of the county town of Ipswich. The neighbouring village of Hintlesham has the renowned hotel and restaurant, together with a pub, church and golf course. More extensive facilities can be found in the nearby town of Hadleigh, although a wider variety of shopping, educational and recreational services can be found in Ipswich and Colchester. There is a direct train service link to London's Liverpool Street Station from Ipswich taking approximately 65 minutes. There is also easy access onto the A14 and A12 providing routes between Cambridge, London and the main motorway network. Private schooling is well catered for with Ipswich High School, The Royal Hospital School, and Old Buckenham Hall within close proximity. There is a choice of local 18-hole golf clubs within the area, and there are excellent sailing facilities too.

Postcode region: IP8

General

Local Authority: Babergh District Council
Services: Main water and electricity services are connected. LPG gas. We understand that the private drainage is a Klargester bio-disc unit which does comply with the relevant regulations. Further information is being sought.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,061 sq ft (284 sq m)
Set within tranquil gardens
6 bedrooms
Double garage
Tucked-away village location
Freehold

Guide price £895,000



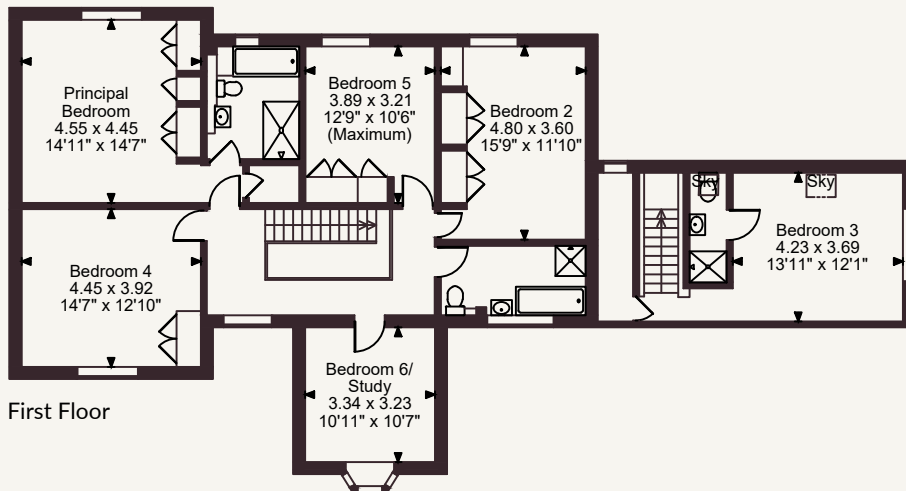
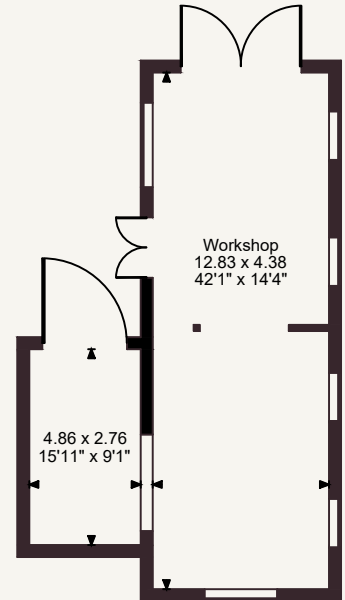
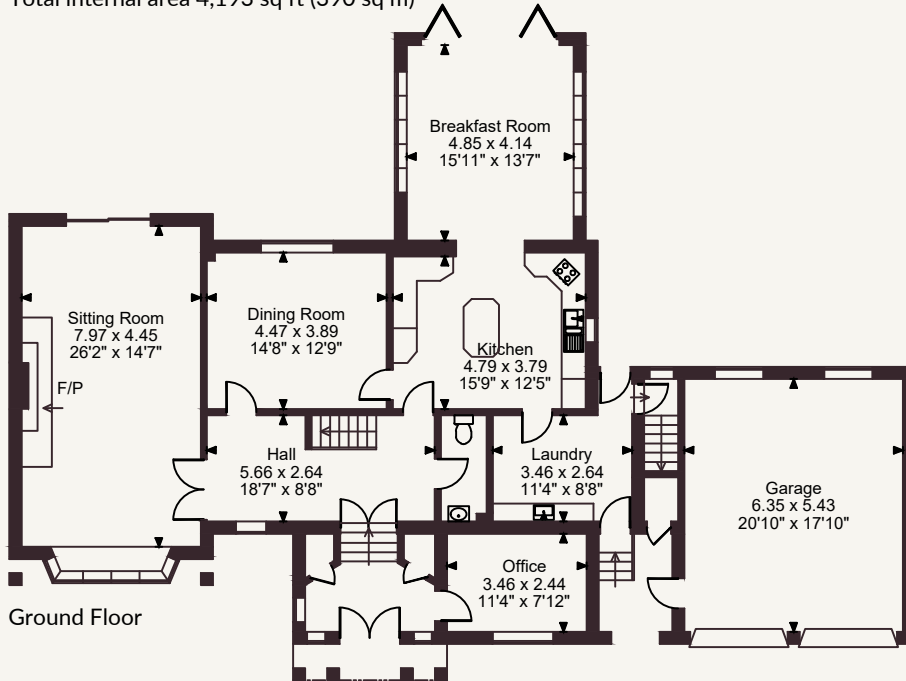
Cranfield Park, Burstall

Main House internal area 3,061 sq ft (284 sq m)

Garage internal area 367 sq ft (34 sq m)

Outbuilding internal area 765 sq ft (71 sq m)

Total internal area 4,193 sq ft (390 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Suffolk

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