



Offers in excess of £600,000

The Street, Preston St. Mary



THE PROPERTY

Situated in the sought-after village of Preston St Mary, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

A generous entrance hall provides access to all ground-floor rooms. The bright kitchen/dining room features a built-in dishwasher, large electric oven and double doors opening onto the garden, creating an excellent space for both everyday living and entertaining. Adjacent is a converted lean-to housing the boiler and providing useful utility space. A cloakroom with WC and hand basin completes the ground floor.

The spacious living room is a standout feature, boasting a working wood-burning stove and bi-fold doors overlooking the beautifully maintained garden, allowing natural light to flood the room. The property also benefits from a separate office and study, offering flexible space for home working, hobbies or storage.

Upstairs are three well-proportioned bedrooms, all with built-in storage. The principal bedroom benefits from an en-suite WC, while the generous family bathroom features both a freestanding bath and separate shower.

Outside, the established garden is thoughtfully divided into a variety of areas, with mature shrubs, planting and borders creating a delightful setting throughout the seasons. There are dedicated spaces for growing vegetables, relaxing outdoors and entertaining guests. To the rear, a charming summer house with adjoining decking provides the perfect spot to enjoy the surrounding greenery and long summer evenings.

Combining character features, versatile living space and attractive gardens, this delightful home offers a wonderful balance of countryside charm and modern convenience.

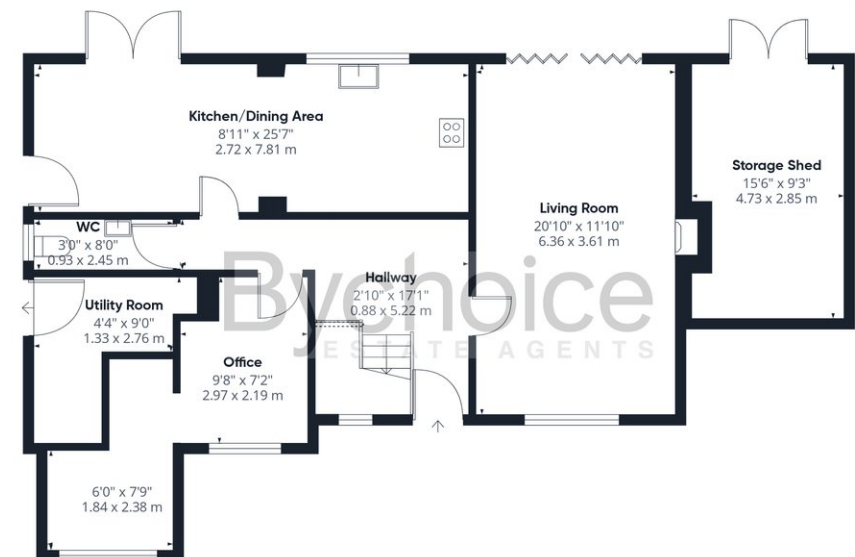
THE LOCATION

Preston St Mary is a picturesque Suffolk village surrounded by open countryside, yet within easy reach of the historic village of Lavenham (approximately 2 miles), offering a range of shops, pubs, restaurants, a primary school and doctors' surgery. The village itself benefits from a church and public house, while Long Melford is around 8 miles away. The Cathedral town of Bury St Edmunds is approximately 14 miles distant, and Sudbury, with its rail link to London's Liverpool Street, is around 9 miles away.

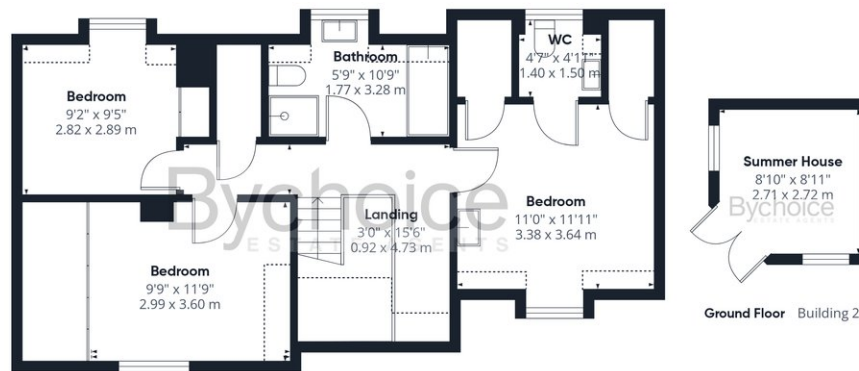








Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

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Approximate total area⁽¹⁾

1654 ft²
153.6 m²

Reduced headroom

38 ft²
3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Council & Council Tax Band – Band E -
Babergh District Council

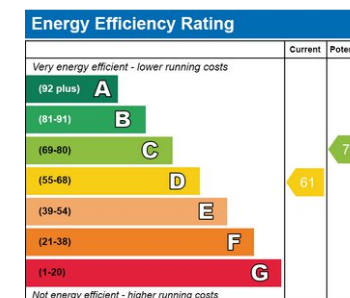
Tenure – Freehold

Broadband – Superfast broadband with
downloads speeds of up to 80 Mbps and
upload speeds of up to 20 Mbps (Ofcom
data)

Mobile Coverage – Voice & Data likely
outdoor with EE, Three, O2 &
Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric,
Mains Drainage, Oil Fired Central Heating

Property Construction – Standard Brick
Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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