



Chestnut Crescent, Chedburgh, Bury St. Edmunds, Suffolk, IP29 4UJ

**MARK · EWIN**  
BURY ST EDMUNDS

## Chestnut Crescent, Chedburgh, Bury St. Edmunds, Suffolk, IP29 4UJ

A spacious three-bedroom detached family home set in a quiet cul-de-sac located in the village of Chedburgh, situated close to the market Town of Bury St Edmunds.

The property comprises of an entrance porch, entrance hall, cloakroom, large sitting room and kitchen dining room, utility room and a conservatory. On the first floor, the three bedrooms can be found, the large principal bedroom benefits from an en-suite and the family bathroom completes the accommodation.

The property was once four bedrooms, now three, but could easily be four once again with the erection of a partition wall.

Outside, the property benefits from a driveway leading to the garage. The remainder of the front garden is laid to lawn with a pathway to the entrance door. From the front, there is side access to the rear garden. The rear garden offers paved patio areas leading to a pergola at the rear, with the remainder of the garden being laid to lawn.

Services: Mains electricity, drainage and water. Heating via oil fired central heating. Please note, no services have been tested by the selling agent.

EPC Rating: D,

Council Tax Band: E

Broadband: Standard & Superfast available via the Openreach network (Source Ofcom) Mobile Phone:

Coverage via Three, O2 and Vodafone (Source Ofcom)

Known Planning: Approved planning for the development of a Well-Being Centre at Porters Farm, Queens Lane, Chedburgh, IP29 4UT. Full details available on the West Suffolk Planning portal under reference DC/22/2034/FUL



### Directions

Travelling south west along the A134 passing through the village of Horringer and onward to Chedburgh, turn right at The Green and right again onto The Street, Chestnut Crescent will be found on your right.

### Location

Located approximately five miles from Bury St Edmunds the village of Chedburgh provides a village hall that offers a number a recreational activities, the village also offers a pre-school 'Little Teapots'. The historic market town of Bury St Edmunds is nearby and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

**Accommodation:**

Entrance Porch

Entrance Hall

Cloakroom 5' 9" x 4' 5" (1.75m x 1.34m)

Sitting Room 17' 11" x 12' 4" (5.46m x 3.77m)

Kitchen Dining Room 11' 8" x 19' 0" (3.55m x 5.80m)

Utility Room 8' 6" x 6' 4" (2.6m x 1.93m)

Conservatory 8' 10" x 24' 1" (2.70m reducing to 1.75m x 7.35m)

First Floor Landing

Bedroom One 11' 10" x 19' 2" (3.61m x 5.83m)

En-Suite 5' 9" x 8' 1" (1.74m x 2.47m)

Bedroom Two 10' 7" x 12' 5" (3.23m x 3.78m)

Bedroom Three 7' 1" x 8' 11" (2.15m x 2.72m)

Bathroom 7' 6" x 6' 10" (2.28m x 2.09m) maximum

Outside

Garage 20' 6" x 8' 11" (6.25m x 2.72m)

Front & Rear Gardens

**Additional Information:**

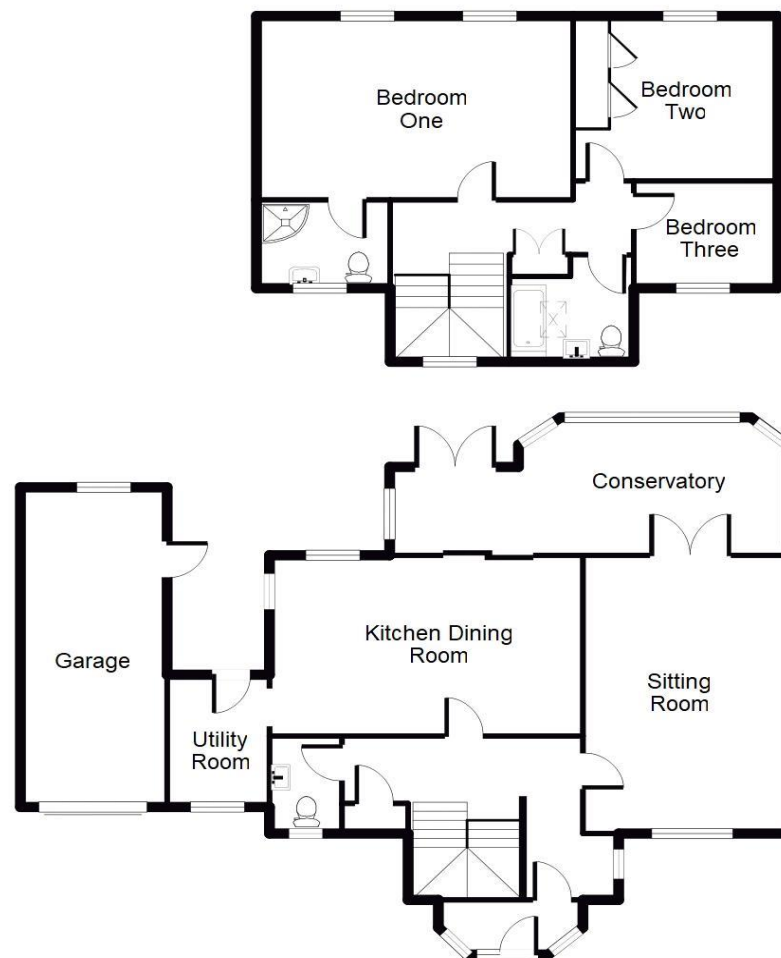
Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Offers in excess of £425,000  
Freehold





For identification only - Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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