



Stirling Close, Chedburgh, Bury St. Edmunds, Suffolk, IP29 4WD

**MARK · EWIN**  
BURY ST EDMUNDS

## Stirling Close, Chedburgh, Bury St. Edmunds, Suffolk, IP29 4WD

Located in the village of Chedburgh is this immaculately presented Four Bedroom family home.

The accommodation on the ground floor comprises of an entrance hall with a cloakroom and generously sized walk-in cupboard, a welcoming sitting room with french doors out into the rear garden and another walk-in cupboard stretching under the stairs, modern kitchen with base and eye level units and separate dining room.

Moving upstairs, there are four bedrooms, the principal bedroom benefiting from an en-suite shower room and built-in wardrobes. The family bathroom completes the accommodation on offer.

Outside, the front garden is laid to lawn with a path to the front door and bordered by hedging. To the rear, the garden is mainly laid to lawn with a paved patio area. The property benefits from off-road parking.

Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Services: Mains Gas, Electric, Water & Drainage.

Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Travelling south west along the A134 passing through the village of Horringer and onward to Chedburgh. Opposite the Yara UK Limited turning, Turn right onto Silver Tree Way and then left. Continue on this road and then turn right onto Stirling Close where the property can be found.

### 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 Hall 9' 9" x 7' 4" (2.96m x 2.24m)

Sitting Room 16' 8" x 14' 4" (5.08m x 4.37m)

Kitchen 11' 9" x 11' 9" (3.58m x 3.57m)

Dining Room 12' 6" x 11' 9" (3.80m x 3.58m)

Cloakroom 6' 9" x 4' 5" (2.06m x 1.35m)

Cupboard 6' 9" x 3' 4" (2.05m x 1.01m)

Landing 10' 1" x 6' 9" (3.08m x 2.06m)

Bedroom One 12' 0" x 15' 1" (3.67m x 4.59m)

Ensuite 8' 6" x 4' 7" (2.59m x 1.40m)

Bedroom Two 14' 10" x 10' 11" (4.51m x 3.33m)

Bedroom Three 11' 5" x 9' 9" (3.47m x 2.98m)

Bedroom Four 9' 1" x 7' 7" (2.76m x 2.30m)

Bathroom 7' 6" x 5' 8" (2.28m x 1.73m)

Front & Rear Garden

**Additional Information:**

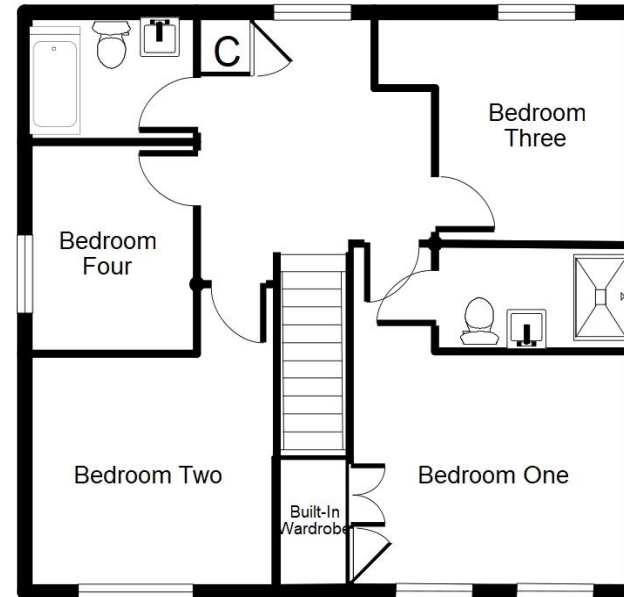
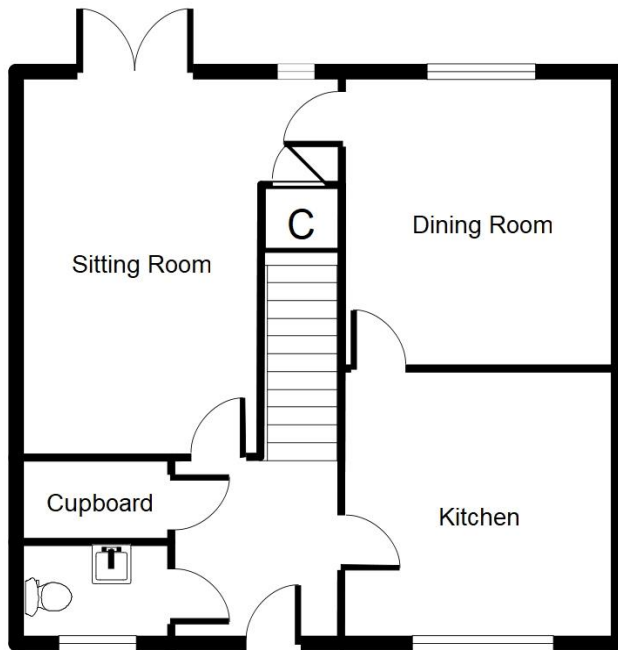
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**Guide Price £340,000**  
**Freehold**





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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