



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

MARK · EWIN
BURY ST EDMUNDS

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A spacious four-bedroom semi-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 hall, cloakroom, large sitting room leading to a dining room, kitchen/breakfast room and integral garage. On the first floor, the four bedrooms can be found, the principal bedroom benefits from an en-suite and the family bathroom completes the accommodation.

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. The rear garden offers a paved patio area with a further seating area towards the back, the remainder of the garden is laid to lawn and enclosed by fencing.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: D - £2,087.33 (Source West Suffolk)

Services: Mains electricity, drainage and water.

Heating via LPG heating. (Please note, no services have been tested by the selling agent).

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



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 at the end of the cul de sac.

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 16' 5" x 7' 3" (5.0m x 2.2m)

Cloakroom 5' 11" x 2' 11" (1.8m x 0.9m)

Sitting Room 16' 5" x 12' 2" (5.0m x 3.7m)

Dining Room 10' 6" x 10' 2" (3.2m x 3.1m)

Kitchen/Breakfast Room 19' 4" x 11' 6" (5.9m x 3.5m)

Landing

Bedroom One 11' 10" x 10' 6" (3.6m x 3.2m)

Ensuite 7' 3" x 6' 7" (2.2m x 2.0m)

Bedroom Two 9' 10" x 9' 6" (3.0m x 2.9m)

Bedroom Three 11' 2" x 10' 2" (3.4m x 3.1m)

Bedroom Four 7' 10" x 6' 11" (2.4m x 2.1m)

Bathroom 7' 10" x 5' 3" (2.4m x 1.6m)

Garage

Additional Information:

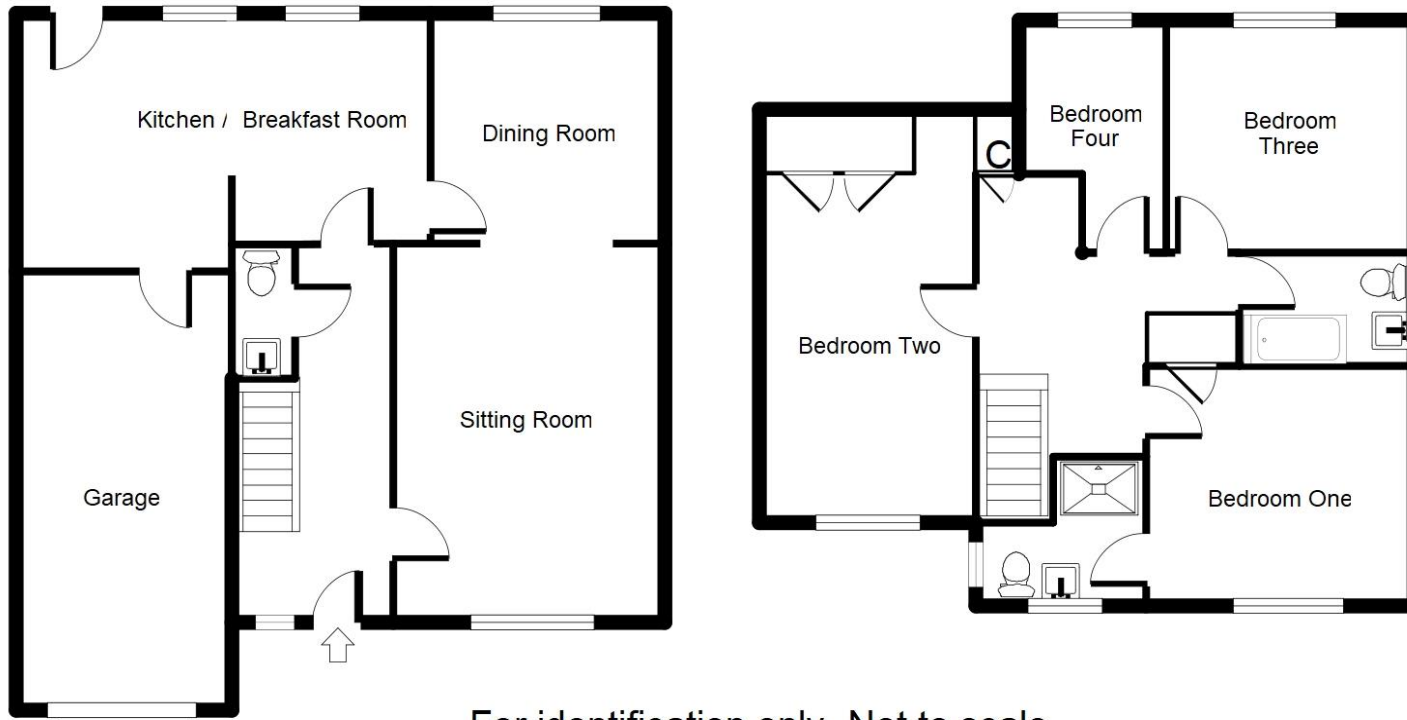
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Guide Price £425,000
Freehold





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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