



Silver Tree Way, Chedburgh, Bury St. Edmunds, Suffolk, IP29 4WA

MARK · EWIN
BURY ST EDMUNDS

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Located in the village of Chedburgh is this immaculately presented three-bedroom semi-detached property with allocated parking.

The property offers a welcoming entrance hall, a light and bright sitting room, cloakroom and kitchen/dining room. From the sitting room, there is a door leading to the rear garden. The kitchen offers an attractive range of white gloss wall and base level units incorporating a built-in oven, hob and extractor over along with an integrated fridge freezer, washing machine and dishwasher. The room offers plenty of space for a table and chairs.

Moving to the first floor, the three bedrooms can be found, two benefit from built in wardrobes. The modern family bathroom with a shower and bath completes the accommodation on offer.

Outside, a pathway leads to the entrance door flanked by lawn. The rear garden is mainly laid to lawn with a paved patio area, side access gate and is enclosed by fencing. The property benefits from off road parking and a garage.

Additional information:

Tenure: Freehold

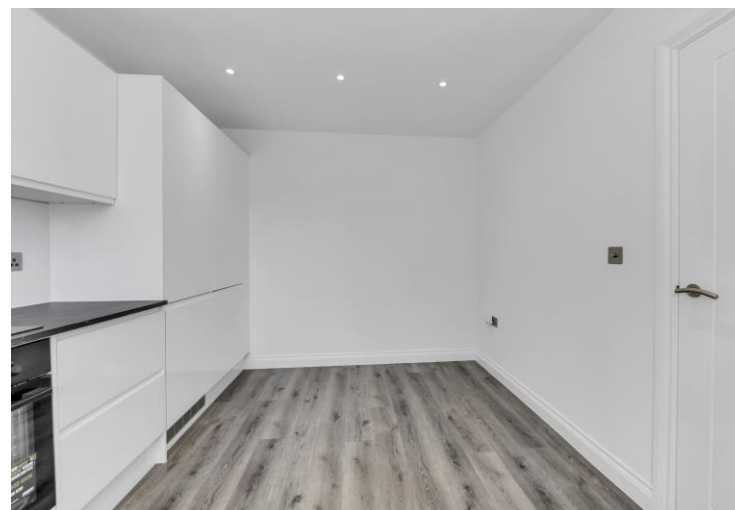
Council Tax Band: C

EPC Rating: C

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Services: Mains electric, drainage and water. Heating via LPG with underfloor heating on the ground floor.

(Please note none of the 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 the property can be found towards the end of the road.

Location

Located approximately five miles from Bury St Edmunds the village of Chedburgh provides a village hall that offers a number of 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 4' 11" x 12' 4" (1.50m x 3.76m)

Kitchen/Dining Room 14' 1" x 9' 11" (4.28m reducing to 3.03m x 3.02m reducing to 2.47m)

Sitting Room 18' 0" x 12' 1" (5.48m reducing to 4.18m x 3.69m reducing to 2.18m)

Cloakroom 6' 10" x 3' 11" (2.08m x 1.20m)

Landing 10' 3" x 6' 11" (3.12m x 2.12m)

Bedroom 10' 5" x 10' 5" (3.18m x 3.18m)

Bedroom 11' 9" x 8' 4" (3.59m x 2.53m)

Bedroom 9' 2" x 8' 6" (2.80m x 2.58m)

Bathroom 6' 11" x 6' 10" (2.11m x 2.09m)

Rear Garden

Garage

Additional Information:

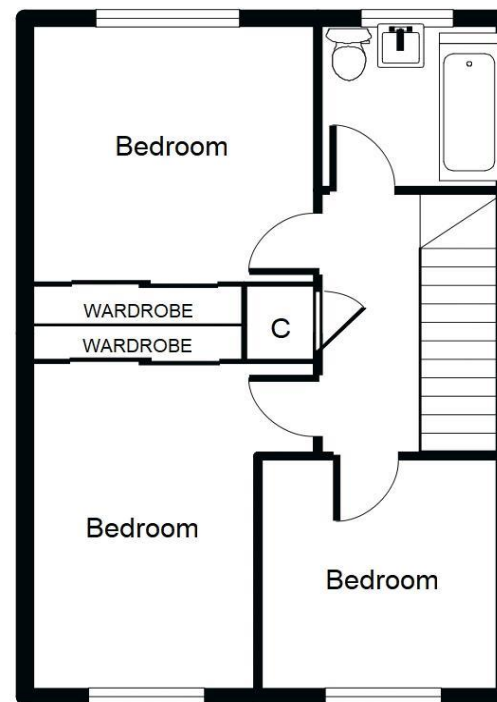
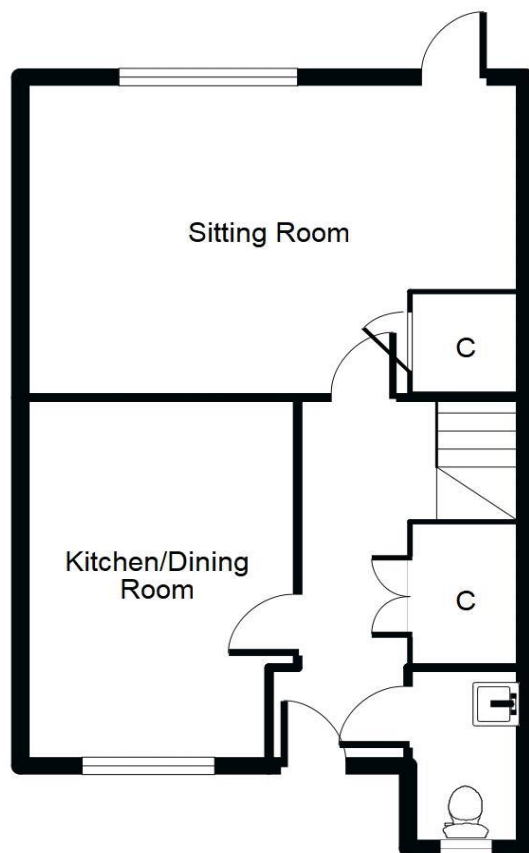
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Offers Over £280,000
Freehold





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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