

Majors Close, Chedburgh, Suffolk, IP29 4UN

MARK · EWIN
BURY ST EDMUNDS

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A four-bedroom detached bungalow in the charming village of Chedburgh benefitting from spacious accommodation and off-road parking. The property makes an ideal forever home providing easy, level access throughout.

The property boasts a sitting room, well-appointed kitchen/dining room conservatory. The property is further complemented by four bedrooms, one of which is currently used as a dining room and the wet room completes the accommodation on offer.

Outside, the front garden is mainly laid to lawn with a driveway providing ample off-road parking and a single garage to the rear. The garden is laid to lawn with a paved patio area and mature hedges.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom) Broadband: Standard & Superfast are available in this area. (Source Ofcom) Services: Mains Electric, Water and Drainage. Heating via Oil fired central heating.

(Please note the selling agent has not tested any of the services)









## 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. Follow the road and bear left onto Chevington Road and then right onto Majors Close.

## 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 6' 0" x 13' 7" (1.83m x 4.13m)

Sitting Room 15' 7" x 13' 1" (4.74m x 3.99m)

Kitchen/Dining Room 18' 6" x 10' 5" (5.64m x 3.18m)

Bedroom 12' 6" x 10' 4" (3.81m x 3.14m)

Bedroom 10' 3" x 10' 2" (3.12m x 3.09m)

Bedroom 11' 1" x 10' 1" (3.38m x 3.07m)

Bedroom 7' 5" x 10' 4" (2.26m x 3.16m)

Wet Room 6' 9" x 10' 6" (2.05m x 3.19m reducing to 2.53m)

Conservatory 12' 1" x 9' 8" (3.68m x 2.95m)

Front & Rear Gardens

Driveway & Garage



Council Tax Band: D EPC Rating: D Tenure: Freehold

> Guide Price £365,000 Freehold



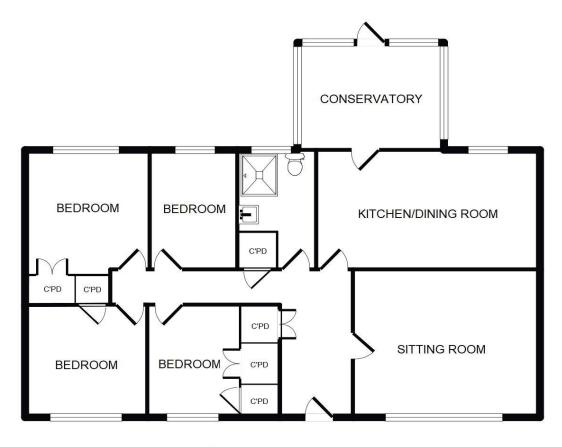












For identification only. (Not to scale) (c) Visual Floor Planner

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 byer 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 obtain verification from their Solicitor. You are advised to obtain verification from their Solicitor. You are advised to heck the availability of this property before travelling any distance 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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk 77 St Johns Street, Bury St Edmunds Suffolk, IP33 ISQ

