



Grange Mill, Chevington, Suffolk, IP29 5PQ

**MARK · EWIN**  
BURY ST EDMUNDS



## Grange Mill, Chevington, Suffolk, IP29 5PQ

A spacious four-bedroom detached house in the village of Chevington, benefitting from off-road parking and a double garage.

The accommodation offers an entrance porch, hallway, sitting room with access to the conservatory, a study, dining room and kitchen. The kitchen offers a range of wall and base level units and space for a table and chairs. The property also offers a cloakroom, utility and boot room.

Moving to the first floor, there are four good-sized bedrooms, the principal benefits from an ensuite and the family bathroom completes the accommodation on offer.

Outside, a driveway provides ample off-road parking and leads to the double garage. The rear garden is mainly laid to lawn with a paved patio area, planted beds and is enclosed by fencing.

### 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 central heating.

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



### Directions

Head out of Bury on the Westley Road. Upon entering the village of Little Saxham take the left hand turning signed posted Hargrave. Follow this road and turn left into New Road, signed posted Chevington. Continue into Mill Road and turn right at the cross roads. Follow the road and turn right again into Grange Mill. The property can be found on the left hand side down a shingle driveway.

### Location

The village of Chevington is located seven miles south west of Bury St Edmunds and benefits from a local pub, The Greyhound, garage and All Saints Church. Nearby attractions also include Ickworth Park with further facilities found in Bury St Edmunds and Barrow.



### Accommodation:

Entrance Porch 6' 11" x 3' 9" (2.10m x 1.14m)

Hallway 6' 2" x 18' 0" (1.89m x 5.49m)

Sitting Room 11' 11" x 18' 0" (3.64m x 5.49m)

Study 13' 9" x 8' 3" (4.19m x 2.51m)

Dining Room 13' 9" x 9' 5" (4.19m x 2.88m)

Cloakroom 3' 8" x 5' 4" (1.12m x 1.62m)

Kitchen 16' 9" x 9' 2" (5.10m x 2.80m)

Utility Room 8' 0" x 5' 4" (2.44m x 1.62m)

Boot Room 5' 4" x 10' 7" (1.63m x 3.23m)

Conservatory 9' 9" x 14' 10" (2.98m x 4.51m)

Landing 6' 0" x 18' 0" (1.83m x 5.49m)

Bedroom 14' 6" x 14' 10" (4.41m x 4.52m)

Ensuite 5' 8" x 7' 3" (1.72m x 2.22m)

Bedroom 13' 9" x 9' 9" (4.19m x 2.98m)

Bedroom 12' 2" x 9' 6" (3.71m x 2.89m)

Bedroom 13' 9" x 7' 10" (4.19m x 2.40m)

Bathroom 12' 2" x 6' 1" (3.71m x 1.86m)

Rear Garden

### Additional Information:

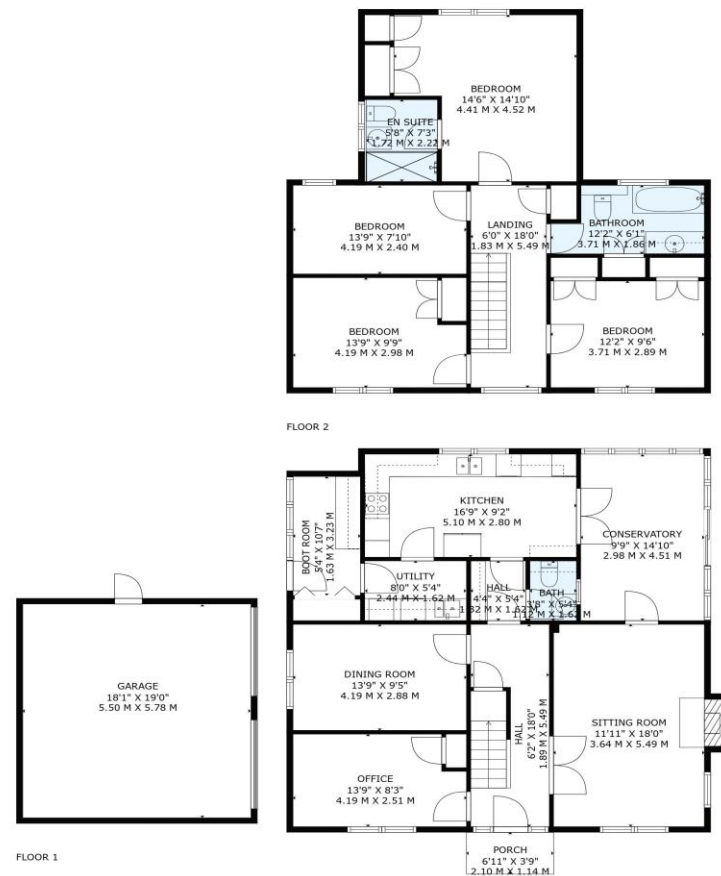
Council Tax Band: F

EPC Rating:

Tenure: Freehold

Guide Price £550,000  
Freehold





**TOTAL: 1912 sq. ft, 178 m2**  
 FLOOR 1: 1071 sq. ft, 100 m2, FLOOR 2: 841 sq. ft, 78 m2  
 EXCLUDED AREAS: PORCH: 26 sq. ft, 2 m2, GARAGE: 344 sq. ft, 32 m2, FIREPLACE: 9 sq. ft, 1 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



**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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