



Beechcroft, Stanningfield, Bury St. Edmunds, Suffolk, IP29 4RT

**MARK · EWIN**  
BURY ST EDMUNDS



## Beechcroft, Stanningfield, Bury St. Edmunds, Suffolk, IP29 4RT

Located in the village of Stanningfield with field views, land and huge potential is this three-bedroom semi-detached chalet bungalow.

The property offers accommodation comprising of an entrance hall, sitting room, kitchen, conservatory, ground floor bedroom and shower room. Moving to the first floor, there are two further bedrooms.

Outside, the property offers a front garden mainly laid to lawn with a path leading to the front door. To the rear, there is a large garden mainly laid to lawn with a patio area and is enclosed by hedging. Parking is offered via a driveway to the side of the property. Agents

Note: There is a plot adjacent to the property being sold separately or can alternatively be purchased together.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, Three, O2 & 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 that none of these services have been tested by the selling agent.)



### Directions

Travelling along the A134 turn right signposted Stanningfield along Chapel Road, bear right onto Bury Road and Beechcroft will be located on your left-hand side just past The Red House Village Pub. Heading along Beechcroft, the property can be found on the right hand side towards the end.

### Location

Stanningfield is an attractive Suffolk village located to the south of Bury St Edmunds and has facilities including public house and bus stop. The historic market town of Bury St Edmunds 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

Sitting Room 17' 10" x 11' 3" (5.44m x 3.43m)

Kitchen 8' 5" x 10' 11" (2.57m x 3.32m)

Bedroom 8' 11" x 7' 11" (2.72m x 2.42m)

Bathroom 6' 0" x 7' 8" (1.84m x 2.34m)

Conservatory 20' 11" x 8' 8" (6.38m x 2.63m)

Landing

Bedroom 14' 3" x 11' 2" (4.34m x 3.41m)

Bedroom 11' 1" x 8' 10" (3.39m x 2.70m)

Front & Rear Gardens

Driveway

## Additional Information:

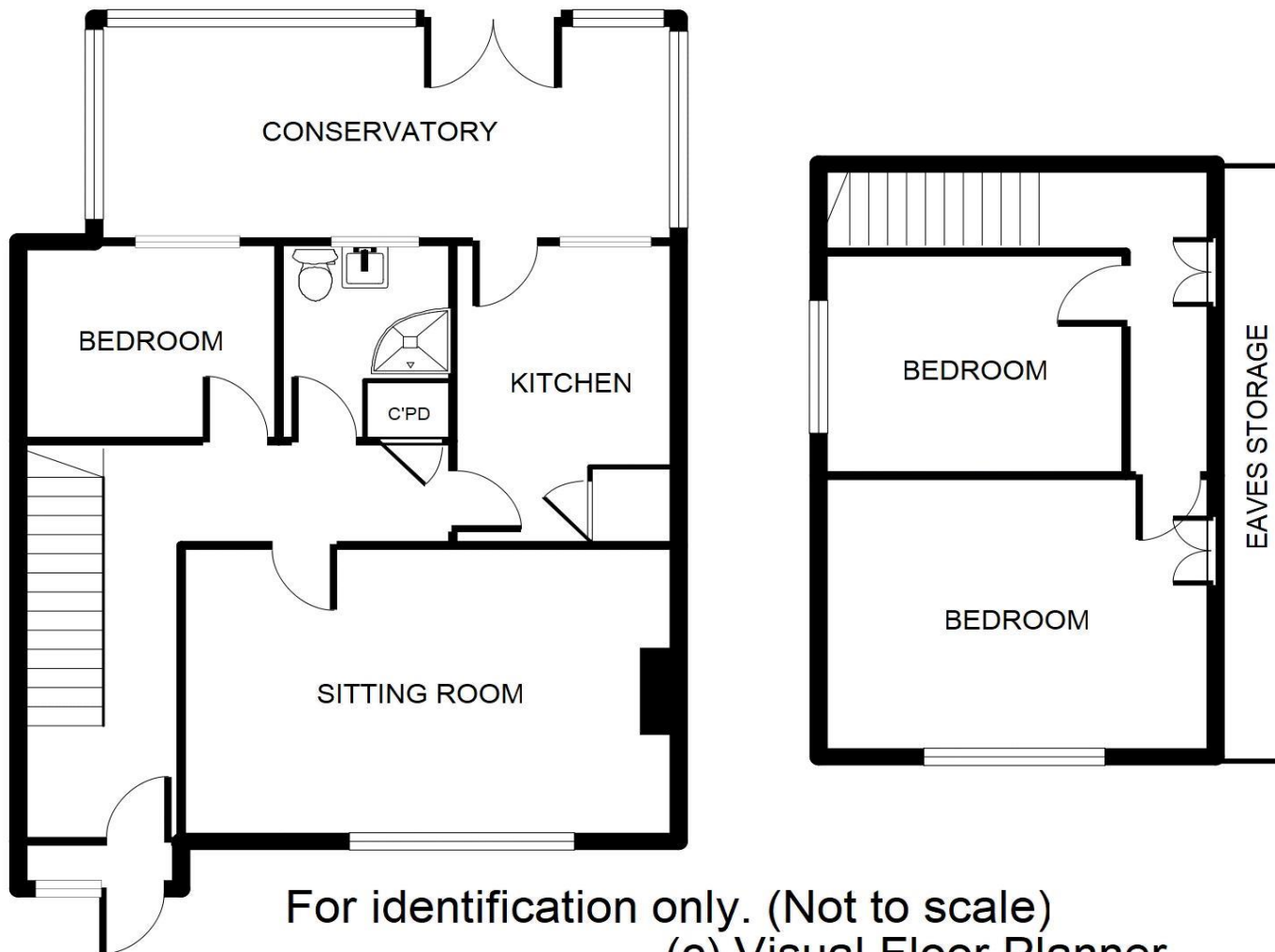
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £210,000  
Freehold





**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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