



Wellington Close, Chedburgh, Suffolk, IP29 4WE

**MARK · EWIN**  
BURY ST EDMUNDS



## Wellington Close, Chedburgh, Suffolk, IP29 4WE

Situated in a delightful spot with views over the meadow is this spacious and well-presented, detached family home.

The accommodation on the ground floor comprises an entrance hall, cloakroom, welcoming sitting room, kitchen/breakfast room, dining room and a study. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob, dishwasher and fridge freezer. The room also offers plenty of space for a table and chairs and gives access to the garden and patio area.

On the first floor, four bedrooms can be found, the principal with attractive panelling, built-in wardrobes and an ensuite shower room. The second bedroom also features an ensuite with the family bathroom completing the accommodation on offer.

Outside, the front garden is laid to lawn with a path leading to the entrance. Parking is offered via a driveway and leads to the double garage. To the rear, the garden is mainly laid to lawn with two patio areas and planted beds.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

Services: Mains Electric, Water and Drainage. Heating via Calor gas. (Please note that none of these 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 then right onto Wellington Close where the property can be found.

### 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 11' 6" x 19' 9" (3.51m x 6.03m)

WC 4' 8" x 4' 8" (1.43m x 1.41m)

Sitting Room 13' 5" x 22' 7" (4.10m x 6.89m)

Dining Room 9' 10" x 10' 8" (3.00m x 3.24m)

Kitchen/Breakfast Room 16' 9" x 16' 9" (5.11m x 5.11m)

Utility Room 6' 11" x 7' 0" (2.11m x 2.13m)

Study 5' 10" x 8' 10" (1.79m x 2.68m)

Landing 10' 11" x 13' 7" (3.32m x 4.14m)

Bedroom 16' 9" x 16' 9" (5.11m x 5.11m)

Ensuite 7' 8" x 5' 1" (2.34m x 1.54m)

Bedroom 11' 5" x 14' 8" (3.47m x 4.46m)

Ensuite 7' 1" x 5' 7" (2.17m x 1.69m)

Bedroom 9' 10" x 11' 4" (3.00m x 3.46m)

Bedroom 10' 3" x 8' 1" (3.13m x 2.46m)

Bathroom 11' 1" x 7' 8" (3.37m x 2.33m)

Front & Rear Gardens 0' 0" x 0' 0" (0m x 0m)

Double Garage 20' 2" x 18' 4" (6.14m x 5.58m)

### Additional Information:

Council Tax Band: F

EPC Rating: C

Tenure: Freehold

**Guide Price £550,000**  
**Freehold**





**TOTAL: 1834 sq. ft, 170 m2**  
 FLOOR 1: 938 sq. ft, 87 m2, FLOOR 2: 896 sq. ft, 83 m2  
 EXCLUDED AREAS: GARAGE: 369 sq. ft, 34 m2, UTILITY: 48 sq. ft, 4 m2, WALLS: 182 sq. ft, 19 m2

All Measurements Are Approximate, This Floor Plan is a Guide Only. Produced By Dcnp.



**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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