



**9 Maltings Close,  
Chevington, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 9 MALTINGS CLOSE, CHEVINGTON, BURY ST. EDMUNDS, SUFFOLK. IP29 5RP

Chevington is a thriving village with a public house and village hall, conveniently located about 6 miles to the south west of the thriving market town of Bury St Edmunds, with an abundance of restaurants, supermarkets and shops and is within easy reach of the market towns of Newmarket, Sudbury and Haverhill. The A14 dual carriageway lies about 5 miles to the north providing fast road access to Ipswich, Cambridge, the Midlands and London (via the M11).

This spacious detached four-bedroom family home offers a unique opportunity for a prospective purchaser to finish the property to their desired standard, having been subject to an extensive refurbishment programme of enabling works including replastering of walls and ceilings as well as replacement of skirtings, internal doors and architraves. The property is offered for sale as 'a blank canvas' with a unique opportunity for buyers to put in their own floorings, fittings and finishes. The property enjoys a delightful position situated towards the end of this cul-de-sac overlooking a mature greensward with the added benefit of **OFF-ROAD PARKING**, garaging and generous gardens. **NO ONWARD CHAIN**.

## A delightful detached family home in an enviable position overlooking a mature greensward in this sought-after Suffolk village.

**ENTRANCE PORCH:** With quarry tiled floor, door to:-

### First Floor

**ENTRANCE HALL:** With door to garage and stairs rising to first floor.

**LANDING:** With airing cupboard housing water cylinder.

**SITTING ROOM:** A delightful double aspect room with views of the front gardens and greensward as well as an ornate fireplace with stone surround and mantel.

**BEDROOM 1:** A substantial double bedroom with views over the adjacent green and door to:-

**ENSUITE:** White suite comprising WC, hand wash basin and space for a shower. Frosted window to side.

**DINING ROOM:** A spacious room suitable for formal dining and entertaining with views of the rear gardens.

**BEDROOM 2:** Double bedroom with window to rear.

**KITCHEN/BREAKFAST ROOM:** A light double aspect room with a range of fitted matching wall and base units as well as housing the oil-fired boiler with door to:-

**BEDROOM 3:** Double bedroom with window to front.

**CONSERVATORY:** With views of the rear garden and personnel door leading to the rear terrace.

**BEDROOM 4:** Double bedroom with window to rear.

**CLOAKROOM:** With white suite comprising WC and hand wash basin. Frosted window to rear.

**BATHROOM:** White suite comprising WC, handwash basin, bidet and panel bath with shower attachment over. Frosted window to side.

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## Outside

The property is accessed via the Maltings Close cul-de-sac and is situated towards the end of such with a drop kerb leading to a driveway providing **OFF-ROAD PARKING** for a number of vehicles before arriving at the:-

**SINGLE GARAGE:** With up and over door to front elevation. Power and light connected as well as a window and a personnel door to the rear.

The rear gardens are private in nature with a terrace immediately abutting the rear of the property and an area of formal lawn extending to the rearmost part of the boundary. There is 6ft fencing to 3 sides with a handful of specimen trees and shrubs and views of mature trees beyond the plot providing a degree of privacy to the rear.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**CONSTRUCTION TYPE:** Brick.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: D - £2042 - 2024

**EPC RATING:** D – report available upon request.

**BROADBAND SPEED:** Up to 80 Mbps (source Ofcom).

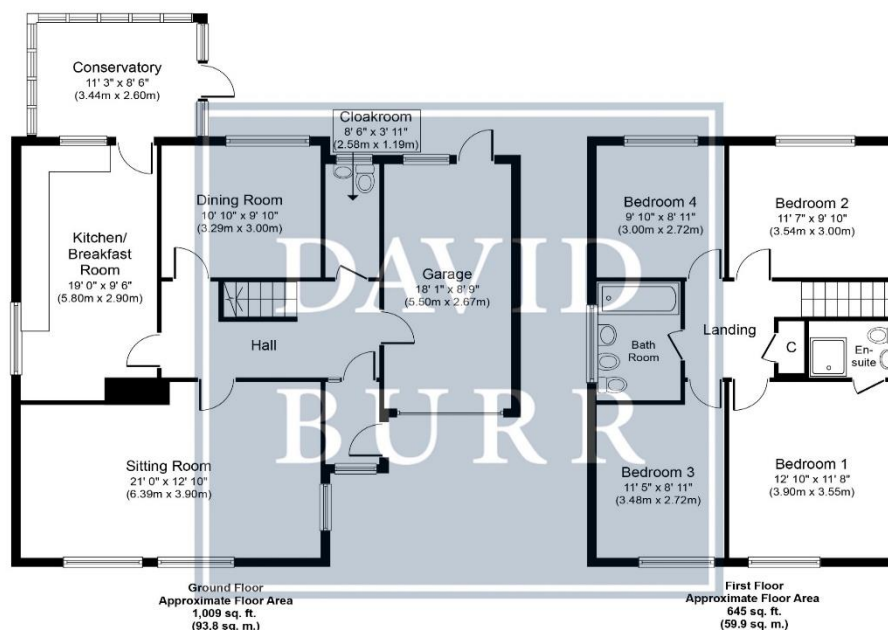
**MOBILE COVERAGE:** EE, Three, O2 and Vodafone - outdoor (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///snooping.join.clubs.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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