

Summary

Stanningfield benefits from local amenities including a village pub and Norman church. The nearest primary school is in the adjacent village of Great Whelnetham. Bury St. Edmunds provides a much wider range of amenities including schooling, shopping and leisure facilities with links to the A14 and rail links to Cambridge.

Description

Approximate Room Sizes

ACCOMMODATION As you enter the bright and airy entrance hall there are doorways leading off to all the principal rooms including the reception room/bedroom 5 with recessed lighting. The living room/open plan kitchen and breakfast room benefits from a wealth of natural light provided by extensive glazing overlooking the rear garden. A log burner has been added to enjoy on the winter nights. There are also an excellent range of wall, base and drawer units plus island unit all with granite work surfaces. Other features of note include integral fridge freezer, dishwasher and professional Rangemaster range cooker. From the kitchen there is a doorway leading into the utility room which again offers a range of units and cupboards housing the hot water tank and consumer unit, space for a washing machine and half glazed doors to both the front and the rear. The ground floor shower room features a double width

shower cubicle, low flush WC, pedestal wash hand basin, tiled floors and heated towel rail. Also at ground floor level there is a fourth bedroom/study.

The landing area and three bedrooms at first floor level all benefit from recessed lighting and fitted carpets. The master bedroom features an en-suite shower room with vanity wash hand basin, concealed low flush cistern, tiled floor and heated towel rail. The family bathroom comprises panelled bath with centrally set mixer taps, low flush WC, pedestal wash hand basin, tiled floor and heated towel rail.

OUTSIDE The front of the property is enclosed by picket fencing beyond which can be found a large gravel driveway which provides ample parking and in turn leads to the main entrance. Access to the rear garden can be gained via paved pathways either side, with the rear garden having a paved patio area with

lawned area beyond all of which is enclosed by close boarded fencing. The addition of an **EXTERNAL OFFICE** in the rear garden provides a great option for working from home. With power and lighting as well as air conditioning.

Overall taking into account the great care and thought which has gone into the finish and design of this property, the picture postcard setting on the edge of the green and the highly regarded village in which it is located we are of the view the property will attract considerable interest and would advise all intending purchasers to view at the earliest opportunity.

ENTRANCE HALL

LIVING ROOM/OPEN PLAN KITCHEN BREAKFAST ROOM 33' 7" x 17' 5" (10.24m x 5.31m)

UTILITY ROOM 10' 5" x 9' 3" (3.18m x 2.84m)

STUDY/BEDROOM 4 10' 9" x 8' 11" (3.3m x 2.72m)

RECEPTION ROOM/BEDROOM 5 12' 7" x 12' 2" (3.86m x 3.73m)

GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 1 15' 8" x 11' 3" (4.8m x 3.45m)

ENSUITE

BEDROOM 2 12' 9" x 10' 11" (3.91m x 3.33m)

BEDROOM 3 12' 7" x 8' 9" (3.84m x 2.67m)

FAMILY BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – E

Tenure – Freehold

Services – Mains water & Electric. Air source heat pump

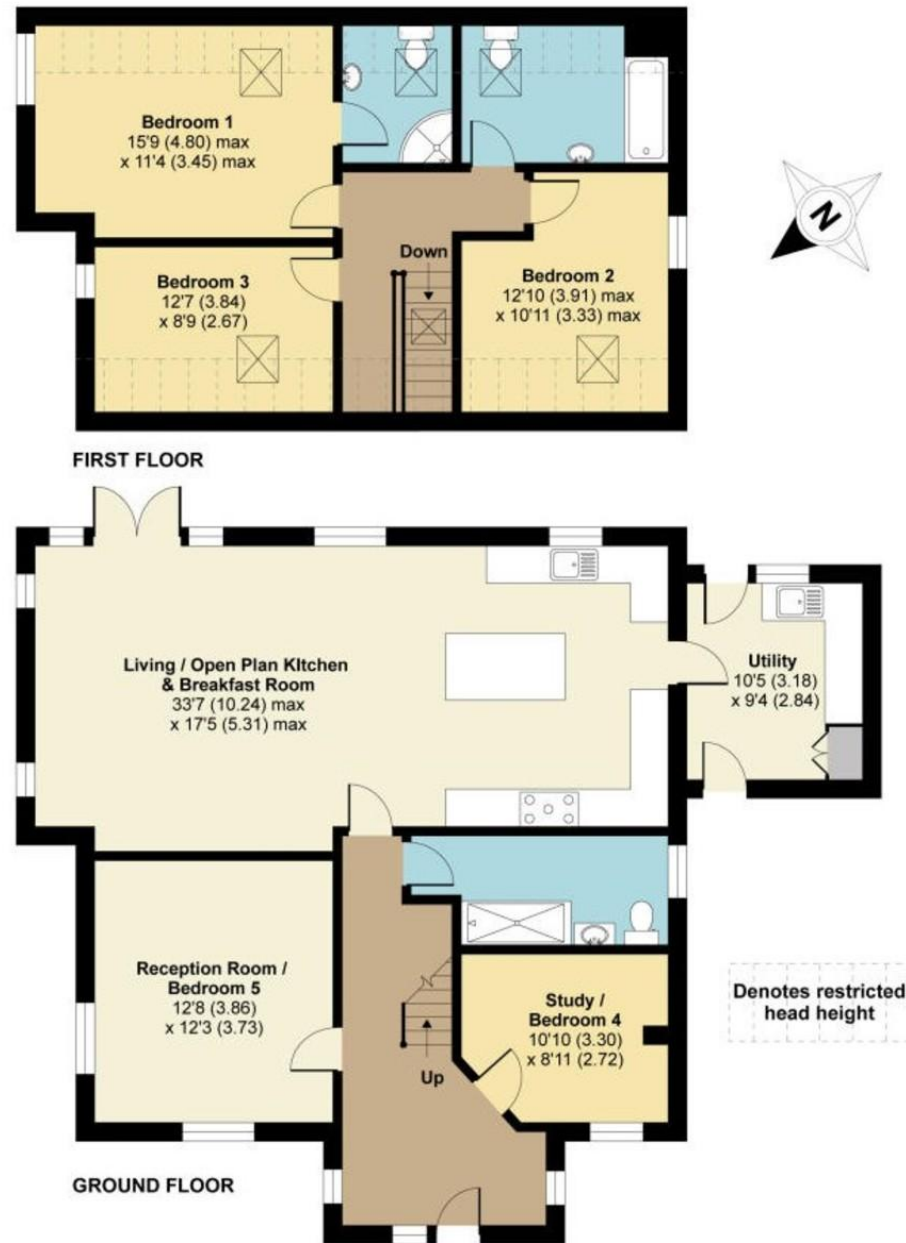
Post Code – IP29 4RG

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





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Hoggards Green | Stanningfield | IP29 4RG

An amazing opportunity to purchase this large chalet property with versatile accommodation in the ever popular village of Stanningfield. with 3 first floor bedrooms, one with ensuite, a large kitchen/living room perfect for entertaining as well as 2 further ground floor rooms currently used as a bedrooms and a study with the additional benefits of a utility room and shower room.

Guide Price £550,000

- 4/5 Bedrooms
- Ensuite
- Large kitchen Living Room
- Utility Room
- Ground Floor Shower Room & First Floor Bathroom
- External Office/Studio