



4 Grange Close
Bury St Edmunds, Suffolk IP30 9XW
Guide Price £265,000

shires
residential

We are delighted to offer for sale this modern, two double bedrooomed terraced home, constructed by Landex Home and is situated in the highly regarded Suffolk village and only a short distance from all the amenities. The property has beautiful and well laid out accommodation comprising large entrance hall, sitting room, cloakroom and kitchen diner. To the first floor are the two double bedrooms and bathroom. An enclosed rear garden and two allocated parking spaces. Viewing strongly recommended to appreciate the location and accommodation on offer.

Entrance door opening into a spacious and light

ENTRANCE HALL

Stairs rising to the first floor. Large under stairs storage cupboard which has power and light connected. Second large cloak cupboard, brilliant for shoes and coats. Doors to kitchen dining room, downstairs toilet and door into the sitting room.

SITTING ROOM

14'5 x 9'9 (4.39m x 2.97m)

A lovely light room with a large window to the front aspect.

KITCHEN DINING ROOM

16'7 x 8'9 (5.05m x 2.67m)

Window to rear aspect. Double doors leading out to the rear terrace and garden. Modern kitchen with a range of matching wall and floor mounted units and work surface covering. Single sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for an upright fridge freezer.

Double doors leading out to the rear garden in the dining area.

CLOAKROOM

Low level flush WC, pedestal wash hand basin with splashback. Extractor.

FIRST FLOOR LANDING

A nice size landing with loft access. Large built in cupboard with hanging rail and shelving. Separate cupboard housing the hot water cylinder, a Vaillant and pressurised system, electric air source heat pump. Doors to bedrooms and bathroom.

BEDROOM ONE

13' x 11'5 (3.96m x 3.48m)

A lovely big window to the front aspect.

BEDROOM TWO

9' x 16'7 (2.74m x 5.05m)

A really large room. Two windows to the rear aspect. Two built in double wardrobes.

BATHROOM

A nice modern suite, the white suite comprises of panelled bath with shower attachment and shower screen, low level flush WC, pedestal wash hand basin with splashback. Extractor fan.





OUTSIDE

The rear garden is mainly laid to lawn. Terraced area and pathway leading to a rear gate providing rear access to the rear garden, beds and borders, enclosed by wooden panel fencing. The property benefits from two allocated parking spaces close to the property.

Woolpit

Woolpit is a pretty village with many facilities located with good access to the A14 around eight miles east of Bury St Edmunds. The village has many facilities including a Primary School, Doctors Surgery, a Village Shop, Two Pubs, Team Rooms, Hair Dressers, Fish & Chip Shop and Petrol Station.

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Local Authority & Council Tax Band:

Mid Suffolk District Council. Council Tax Band B

Services:

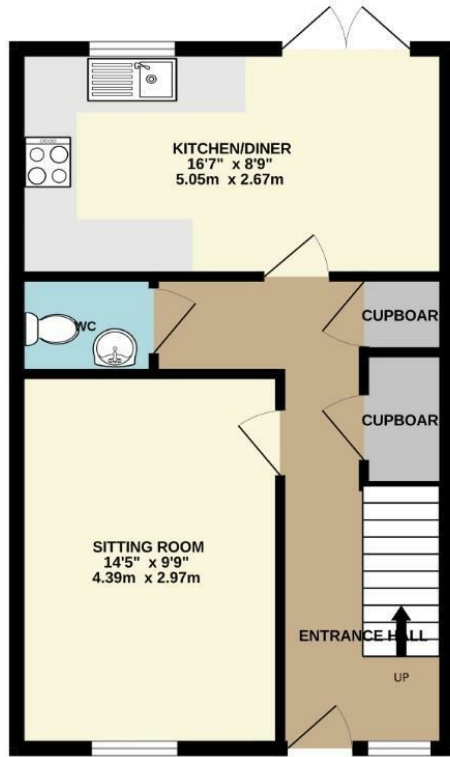
Mains services are connected including water, electricity and drainage. Air Source Heat Pump

Anti Money Laundering Regulations

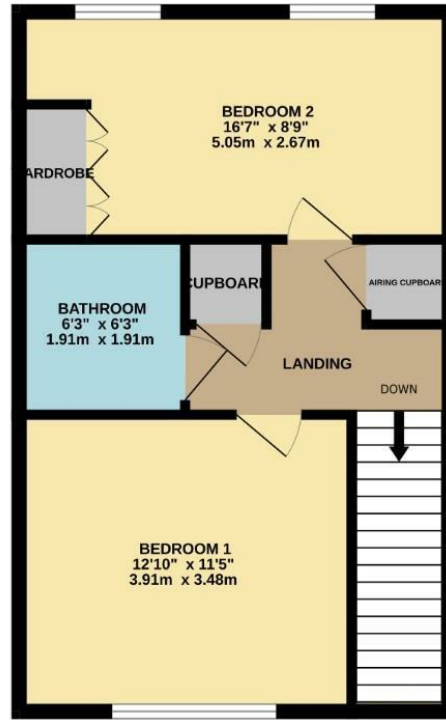
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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