



Chestnut Crescent, Chedburgh

Sheridans



Chestnut Crescent, Chedburgh IP29 4UJ

Guide Price £400,000

Beautifully presented 4 bedroom village house providing spacious accommodation whilst enjoying a quiet setting within a popular village location.

Built about thirty years ago of traditional brick construction beneath a tiled roof, this spacious semi-detached family home enjoys a delightful setting within the heart of the charming village of Chedburgh. The house offers immaculately presented and much improved accommodation complemented by delightful garden and plenty of vehicle parking with garage. The accommodation currently in brief comprises of a spacious entrance hall with stairs off to first floor and door to a cloakroom. The sitting room is a comfortable reception flowing through to the dining room with French doors to the rear gardens. The kitchen/breakfast room is well equipped, with a re-fitted range of units providing plenty of drawer and cupboard space complemented by built in appliances.

On the first floor is a landing leading to the four comfortable bedrooms and family bathroom. The principal bedroom has a built-in cupboard and en-suite shower room, completing the accommodation.

Outside

Outside, the property benefits from an extensive

driveway providing plenty of vehicle parking and access to the garage. The remainder of the front garden is laid to lawn with a pathway to the entrance door. The rear garden offers a paved patio area with a further seating area, the remainder of the garden is laid to lawn and enclosed by fencing.

Location

The property enjoys a delightful setting in a quiet close within a short stroll to the village centre. Chedburgh is a popular village situated approximately seven miles to the South-West of Bury St Edmunds and the village itself offers local facilities including a village hall with playing field and children's nursery. Convenient access is gained to the A143, linking to Bury, Haverhill, Newmarket and Cambridge.

Directions

When entering Chedburgh from the direction of Bury St Edmunds along the A143, turn right towards the centre of the village. Take the next right and then right again into Queens Lane, where the entrance to Chestnut Crescent, will be found on the right hand side.

What3words: ///going.handbook.breakaway

Services

Tenure: Freehold

EPC Rating: D

- Much improved 4 bedroomed village house
- Ample parking with garage
- Delightful garden
- Attractive setting within popular village
- Well-equipped kitchen breakfast room
- Cloakroom
- Sitting room
- Dining room
- Principal bedroom with en-suite
- Three remaining bedrooms, family bathroom

Council Tax Band: D - £2,087.33 (Source West Suffolk)

Mains electricity, drainage and water. Heating - Gas fired radiator central heating (via LPG tank in garden). Please note, no services have been tested by the selling agent.

Broadband: Standard & Superfast available via the Openreach network (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk.





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

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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