



Hargrave Road, Chevington, Bury St. Edmunds

Sheridans



Hargrave Road, Chevington, Bury St. Edmunds IP29 5QR

Offers Over £425,000

A beautifully presented three bedroom semi detached cottage in the heart of the much sought after village of Chevington.

Understood to have been built in the 18th century and restored and extended to an incredibly high level in recent years, this charming semi-detached cottage, offers a surprising level of particularly well crafted accommodation, displaying wonderful features, including a stunning kitchen, sitting room and luxurious bathroom.

Benefiting from new double glazed windows and LPG central heating, the accommodation currently in brief comprises side entrance hall leading to the utility/cloakroom with fitted units and sink. The study/bedroom three, is a particularly versatile room with dual aspect windows.

From the side hall leads to the stunning kitchen/dining room, fitted with a beautiful kitchen including an excellent range of units providing extensive drawer and cupboard space beneath preparation surfaces and complemented by space for appliances and central island with sink and walk in pantry. This whole area has a particularly light and airy feel beneath the high half vaulted ceiling and French doors to rear garden terrace. The sitting room is a charming reception room with a cosy feel, whilst retaining a wealth of original features including many exposed beams and

fireplace with woodburner.

Stairs lead from the sitting room to the first floor accommodation including two double bedrooms and a luxurious family bathroom with roll top bath and separate shower enclosure.

Outside

The house is approached through a pair of fivebar gates opening to a driveway providing ample off road parking. The gardens are mostly laid to lawn and include a large enclosed rear terrace creating an ideal area for outdoor entertaining and al-fresco dining.

Location

Chevington is a sought after village situated about 5 miles to the South West of the historic market town of Bury St. Edmunds and its excellent range of schooling, shopping, recreational and cultural facilities on offer. The village offers local amenities including village hall, thriving public house, historic church and a particular feature is the village's close proximity to the magnificent Ickworth Park (within a short walk away).

Directions

When entering Chevington from the direction of Bury St Edmunds, continue through the village along Hargrave Road, passing the Greyhound Pub on the left and the village garage and the entrance to the house will be found on the right hand side.

- Immaculately presented semi-detached cottage in sought after village
- South East facing gardens
- Gated driveway with ample parking
- High quality finishes
- Kitchen/dining room with stunning fitted kitchen
- Utility/cloakroom
- Sitting room with fireplace and woodburner
- Ground floor bedroom 3/large study
- Two double bedrooms
- Luxurious newly upgraded bathroom

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Services

Mains electricity and water. Recently installed treatment plant private drainage. LPG radiator central heating.

Council Tax Band: B

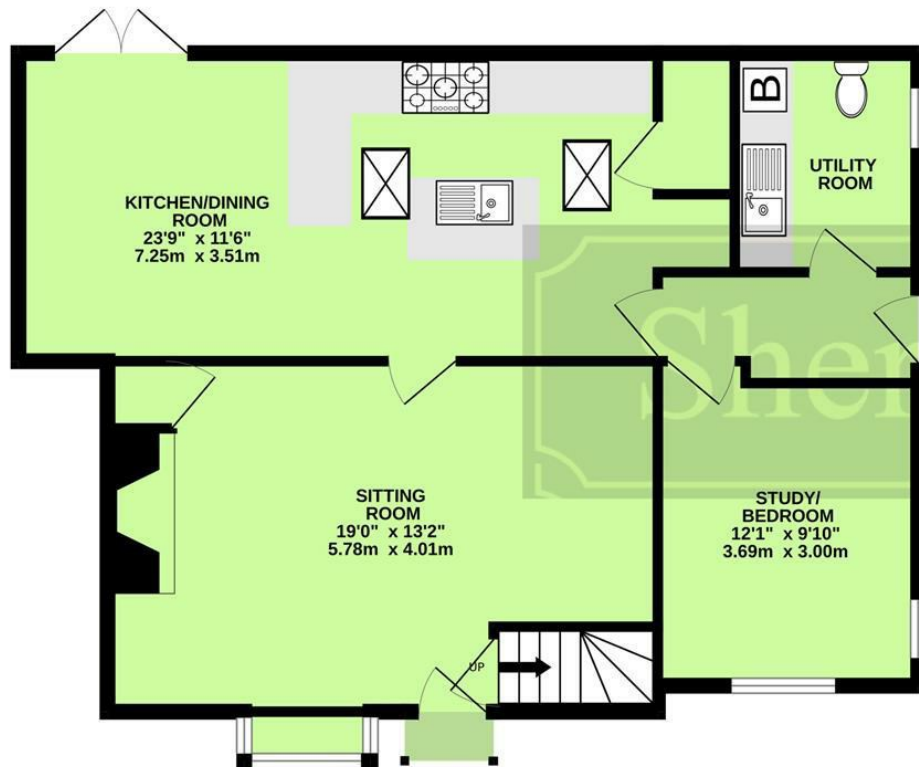
Broadband speed: Up to 80 Mbps (source Ofcom)

Mobile phone signal for: O2 and Vodafone (source Ofcom)

Flood Risk: Very low



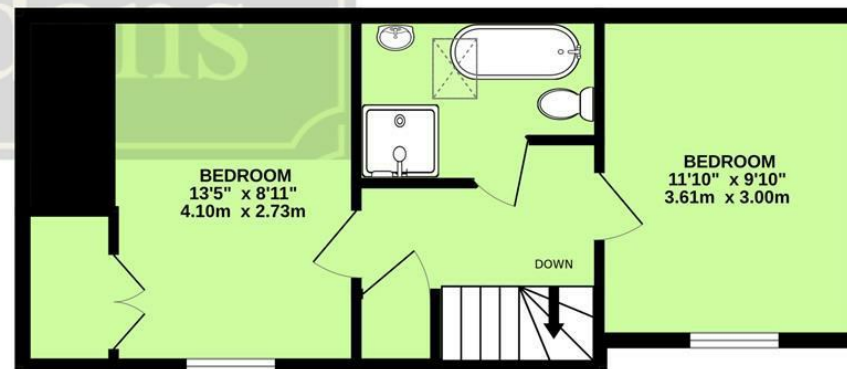
GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



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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