



Raynsford Road, Great Whelnetnam

Sheridans



Raynsford Road, Great Whelnetham IP30 0TN

Offers In Excess Of £215,000

This deceptive modern house provides much improved and recently extended accommodation complemented by front and rear gardens, whilst situated within the popular village of Great Whelnetham.

Understood to have been built approximately fifty years ago and recently the subject of considerable improvements for the current owners, the light and airy accommodation currently in brief comprises; entrance door opening to Entrance Hall: with stairs off to first floor and door to Sitting Room: a spacious reception with fireplace and large window overlooking front gardens and open to Dining Room: an ideal area for entertaining with opening to Family Room: situated within the recent rear extension with French doors opening to the newly created timber and composite decking. Kitchen: recently re-fitted with a smart modern style kitchen providing plenty of drawer and cupboard space, further enhanced by built in appliances and door to garden. Under stairs cupboard and door to Cloakroom: with WC and wash basin.

On the first floor is a landing, with airing cupboard, three bedrooms, with cupboards and a bathroom

with further eaves storage cupboard completes the accommodation.

Outside

To the front is a generous garden mostly laid to lawn and to the rear an enclosed garden with newly built timber and composite decking creating an ideal area for outdoor entertaining. Gated access leads to a single garage and parking space.

Directions

From Bury St Edmunds proceed south on the A134 towards Sudbury. As you proceed towards Sicklesmere you pass the Rushbrooke Arms public house, continue on the road and then after approximately 300 hundred yards turn right into Stanningfield Road with Raynsford Road found after a short distance on the left hand side. Follow the road round to the right and number 71 will be found a short distance further on the left hand side.

Location

The popular village of Great Whelnetham is situated approximately 3 miles to the south of Bury St Edmunds (and all the excellent facilities which it has to offer) and abutting the village of Sicklesmere with its shop and post office and public house. Great Whelnetham offers a primary school, village

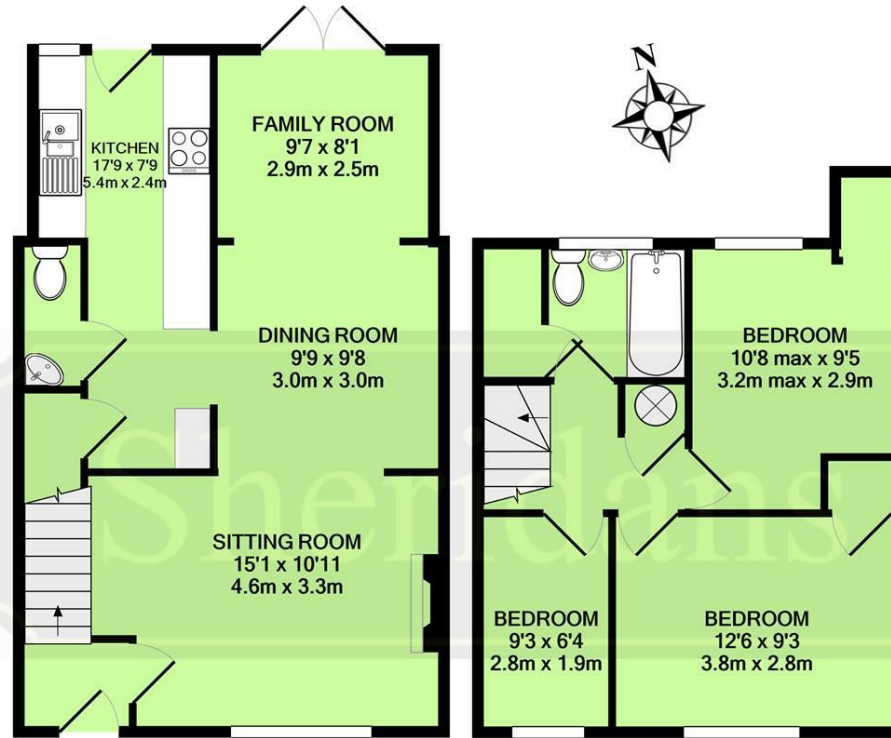
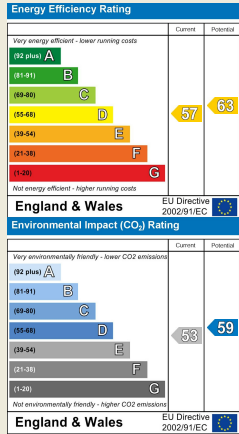
- Entrance hall
- Sitting room
- Dining room
- Family room with french doors to terrace
- Newly fitted kitchen
- Cloakroom
- Three bedrooms, family bathroom
- Newly built timber decking
- Front and rear gardens, garage and parking
- Popular village south of Bury St Edmunds

hall and a local bus service. There is convenient access to the A134 linking to Sudbury and to Bury St Edmunds and to the A14 Dual Carriageway linking to Newmarket and Cambridge.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band B.





GROUND FLOOR

1ST FLOOR

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 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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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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