



**1 Pippin Post Close
Stansfield, Suffolk**

**DAVID
BURR**

1 Pippin Post Close, Stansfield, Sudbury, Suffolk CO10 8NE

Stansfield is a pretty village with a public house, parish church and village hall, nestling in a deep valley surrounded by undulating farmland. The historic small town of Clare is about 5 miles south, whilst the Cathedral City of Bury St Edmunds is about 11 miles north. Cambridge is about 25 miles west and Stansted Airport is approximately 40 minutes' drive.

Offering the potential for development/renovation this three bedroom semi-detached property is situated on a generous corner plot with the opportunity to extend into the outbuildings to the rear and to the side. The property is in need of major renovation.

A three bedroom semi-detached property situated on a generous corner plot offering the potential for development/renovation

Entrance into:

HALLWAY A spacious hallway with staircase to the first floor providing space for coats and shoes and doors to:

SITTING ROOM A charming room with fireplace and outlook to the rear.

DINING ROOM Another charming reception room with outlook to the front.

KITCHEN With a range of wall and base units under worktop, understairs storage cupboard, space and plumbing for washing machine, cooker and fridge/freezer with door to the:

REAR LOBBY With doors leading outside and door to a **Store Room, Cloakroom** and storage cupboard. A useful single storey addition that could be converted.

First Floor

LANDING With rooms off:

BEDROOM 1 A spacious room with outlook to the front with countryside views.

BEDROOM 2 Another spacious bedroom with fireplace and storage cupboard built into the recess and outlook to the rear.

BEDROOM 3 With outlook to the rear and storage cupboard.

BATHROOM With panelled bath with shower over, pedestal sink unit and WC.

Outside

The property is situated on a generous corner plot with parking available on the road. A pathway leads to the front of the property. The grounds extend to the front side and rear and are traditionally lawned with a range of mature trees.

TENURE: Freehold.

SERVICES: Main drains and electric heating. **NOTE:** None of the services have been tested by the agent.

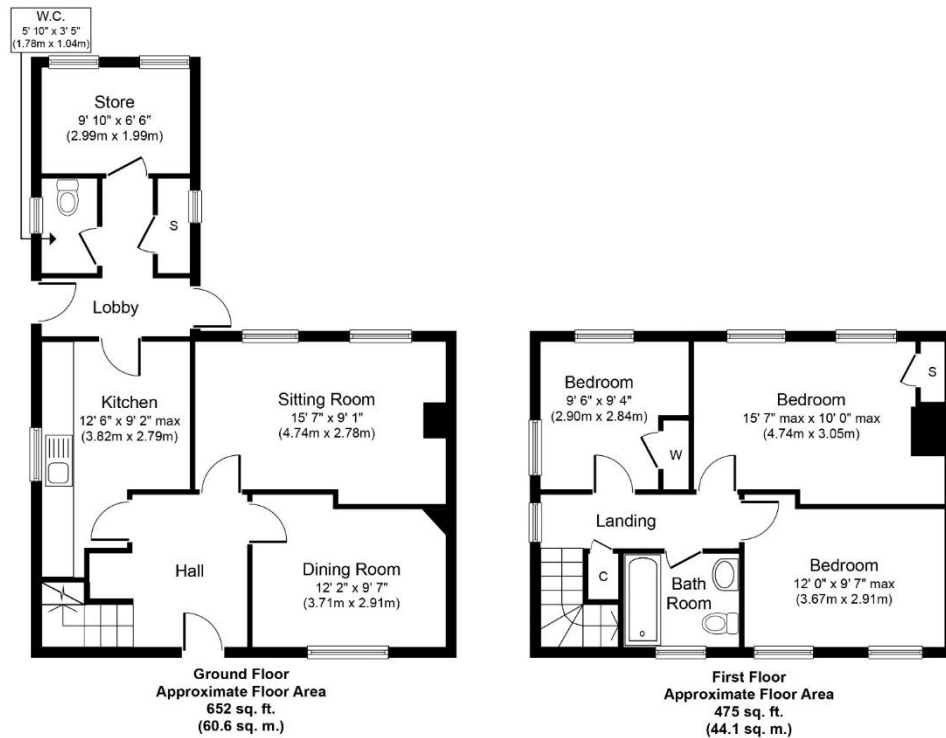
LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: B. £1,585.78 per annum.

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EPC RATING: G.

VIEWING: Strictly by prior appointment through DAVID BURR.

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