



Wellington Close, Chedburgh
Bury St. Edmunds, IP29 4WE
Offers Over £500,000

MA
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Wellington Close, Bury St. Edmunds, IP29 4WE

A superb modern and detached family home standing at the end of a small and quiet cul-de-sac and enjoying a fabulous view to the front overlooking open fields.

Cleverly designed and immaculately presented, this impressive family home offers sizeable entrance hall, living room with open fireplace, study, dining room, kitchen/breakfast room, utility room, four generous size bedrooms (two ensuite) and a family bathroom. Benefiting from double glazing throughout.

Externally the property offers detached double garage, further parking and a fully enclosed rear garden with patio area.

VIEWING ESSENTIAL to appreciate this superb location.

Entrance Hall

Doors leading to all rooms expect the utility and stairs leading to first floor.

Sitting Room

Large bricked ornamental fireplace with windows to front and side aspect.

Cloakroom

Low level WC and pedestal sink. Window to front aspect.

Study

Window to front aspect.

Dining Room

12'4" x 9'3"

Windows to rear aspect with door leading to rear garden.

Kitchen/Breakfast Room

Fitted with a range of eye and base level units with worktop over, stainless steel sink and mixer tap over. Integrated double oven and hob. Windows to rear and side aspect.

Utility

Fitted with base level units with worktop over, stainless steel sink with mixer tap over. Space for white goods with a window and door to side aspect.

Bedroom 1

17'9" x 15'4"

Built in storage with windows to side and rear aspect.

Ensuite

WC and shower unit, window to side aspect.

Bedroom 2

12'11" x 11'0"

Window to front aspect, door to ensuite

Ensuite

WC and pedestal sink. Window to front aspect.

Bedroom 3

12'4" 11'2"

Window to rear aspect.

Bedroom 4

12'4" x 7'4"

Window to front aspect.

Bathroom

Suite comprising of panelled bath with shower attachment over, WC and pedestal sink basin. Window to side aspect.

Outside Front

Detached Double garage with up and over doors with gravelled driveway leading to paved pathway to front door. Access to field at front of property.

Outside Rear

Enclosed garden laid to lawn with separate patio areas.

Property Details

EPC - C

Tenure - Freehold

Council Tax Band - F - West Suffolk

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Parking – Off Street/ Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - LPG

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

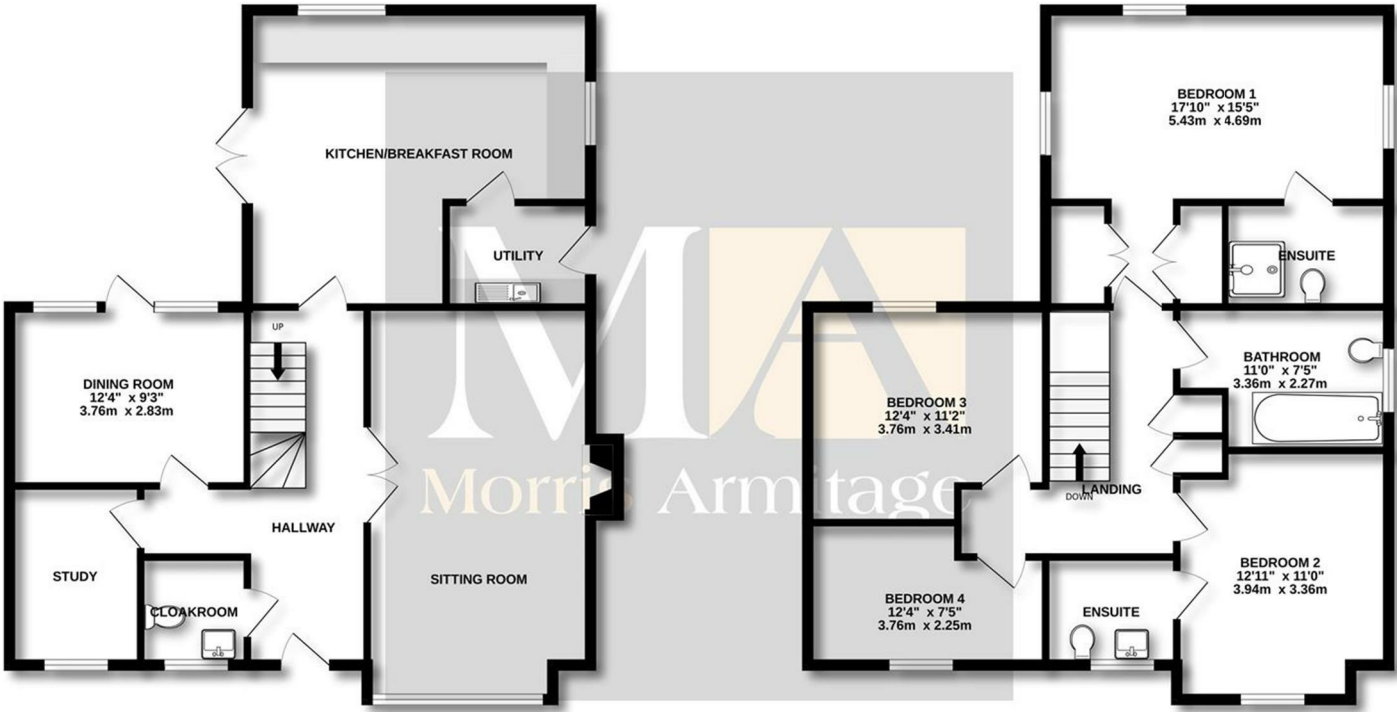
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Bury St Edmunds is a historic Suffolk market town, renowned for its beautiful Georgian architecture, Abbey Gardens and vibrant town centre. Offering an excellent range of shops, restaurants, cafés and leisure facilities, it combines traditional charm with modern convenience. The town also benefits from highly regarded schools, excellent transport links via the A14 and rail connections to Cambridge and Ipswich, making it a popular choice for families, professionals and commuters alike.





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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- Detached Home
- Quiet Cul-De-Sac
- Four Generous Bedrooms
- Two Ensuites
- Detached Double Garage
- Further Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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