



Capel Close, Troston, Bury St. Edmunds

Sheridans



Capel Close, Troston, Bury St. Edmunds IP31 1EP

Guide Price £325,000

Well presented 3 bedroomed semi detached house affording countryside views to the rear, whilst situated within the popular village of Troston.

Originally built about 60 years ago and updated and much improved in recent years, this delightful home provides light and airy accommodation presented in good order throughout. The house enjoys a quiet setting overlooking a small green in a small close and further offers countryside views the the rear.

Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to the dual aspect sitting room with fireplace and stove and French doors opening to the rear gardens. The well equipped kitchen is fitted with a range of units providing plenty of drawer and cupboard space beneath worktops and complemented by built in appliances. The upgraded ground floor bathroom with bath and separate shower enclosure completes the ground floor accommodation.

On the first floor is a landing leading to the three bedrooms including a spacious dual aspect master bedroom. A cloakroom completes the first floor accommodation.



Outside

The house is approached along a driveway providing parking for at least 4 cars and leading to a single garage. To the front are lawned gardens and gated access to the rear gardens. The rear gardens are mostly laid to lawn with flower borders. Within the garden is a timber studio creating an ideal place to work from home and a large paved terrace ideal for entertaining and al-fresco dining, whilst enjoying the countryside views.

Location

Troston is a small rural Suffolk village with local facilities including a village hall, church and a thriving recently refurbished village Pub (The Bull). The nearby village of Ixworth lies approximately three miles South-East and provides a very good range of local facilities, restaurant, doctors and schooling. The nearby historic market town of Bury St Edmunds has an excellent range of schools, shopping, cultural and recreational facilities and offering easy access to the A14 which in turn links the East coast ports, Cambridge and London via the M11 motorway.

Directions

When entering Troston from the direction of Great Livermere, turn into Capel Close, where the property will be found further round to the left overlooking the green.

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- Well presented semi detached house in popular village
- Parking for up to 4 cars
- Single garage
- Front and rear gardens backing onto countryside
- Studio/summer house
- Sitting room with wood burner
- Well equipped kitchen
- Three bedrooms
- Bathroom, cloakroom

Services

Mains electricity, water and drainage. Oil fired radiator central heating.

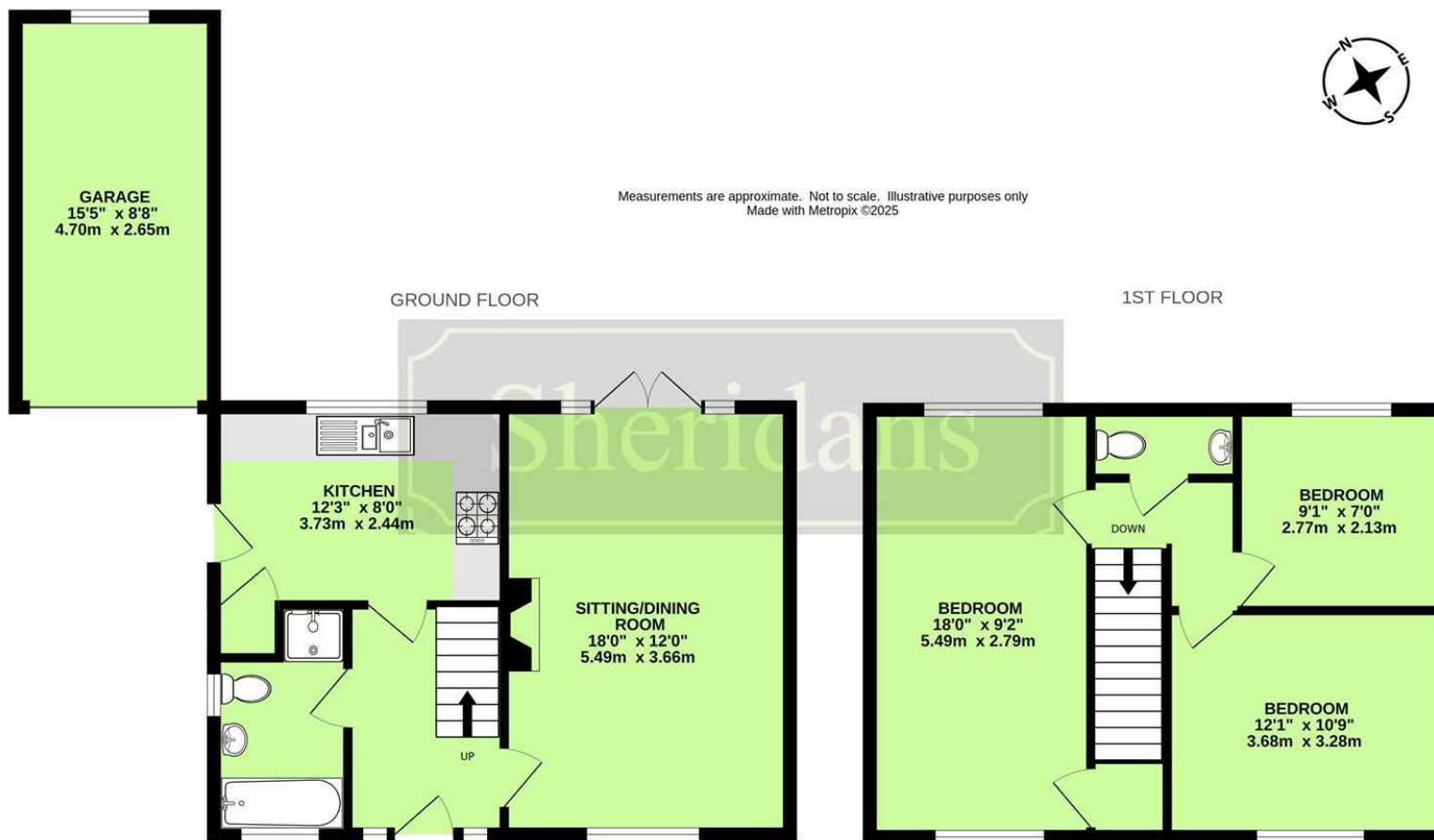
Council Tax: West Suffolk Band: C

Broadband speed: Up to 80 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk





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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