



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

**MA**  
Morris Armitage

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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.

**Entrance Hall**  
Doors leading to all rooms except 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" x 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.

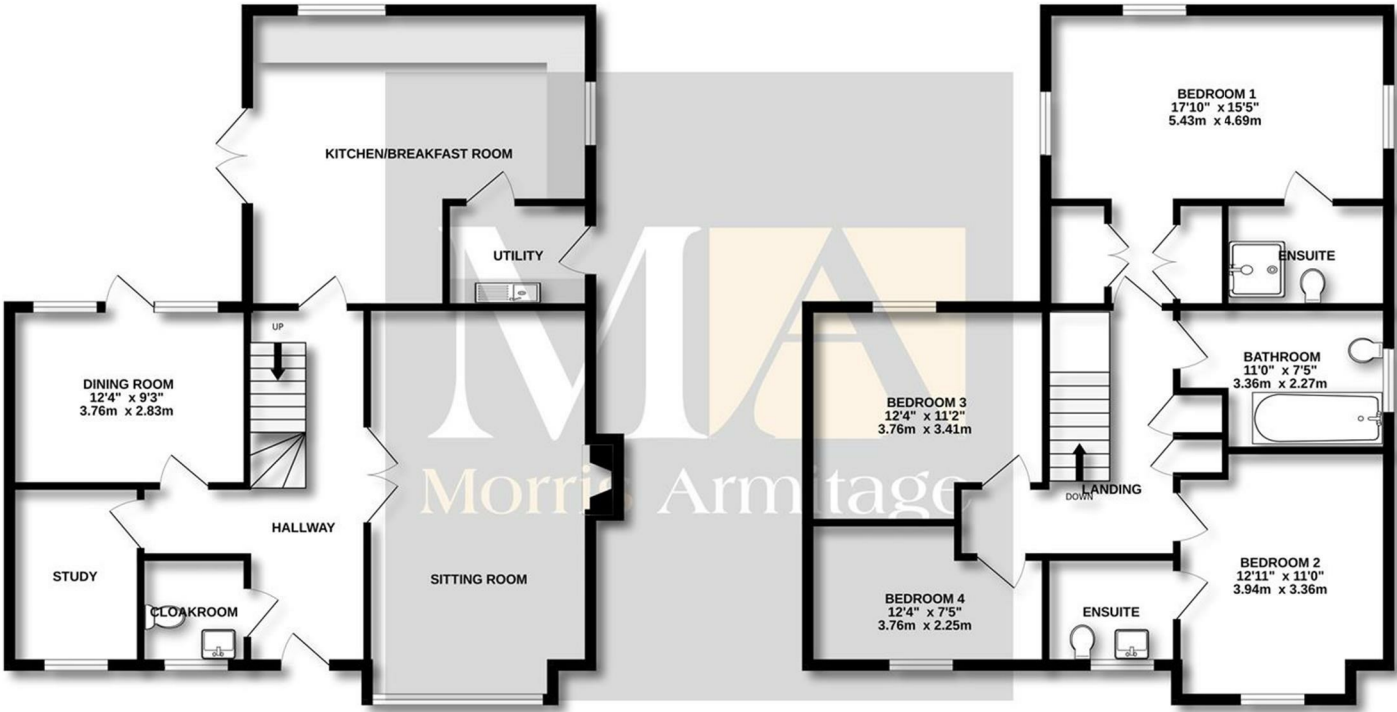
**Outside Front**  
Detached Double garage with up and over doors with gravelled driveway leading to paved pathway to front door. Access to field at front of property.

**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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



