



**32 Paddock Way,  
Chedburgh, Suffolk.**

**DAVID  
BURR**



# 32 PADDOCK WAY, CHEDBURGH, BURY ST. EDMUNDS, SUFFOLK. IP29 4UY

Chedburgh is a popular village with a church and is conveniently located approximately 5 miles south of the historic market town of Bury St Edmunds offering a wealth of amenities including shops, supermarkets, restaurants and bars, theatres, schools and medical services. The A14 provides fast access to Cambridge and Ipswich and commuter train services are available from all of the above as well as Newmarket and Audley End.

A 2-bedroom semi-detached property occupying a cul-de-sac location with the added benefit of low maintenance rear gardens, off-road parking and garaging. Offered for sale with **NO ONWARD CHAIN**.

## A well-presented house with garage, parking and gardens.

**ENTRANCE HALL:** With stairs to first floor and door to:-

**SITTING ROOM:** Window to front aspect, understairs storage cupboard and open-plan to:-

**DINING ROOM:** With window to rear and door to:-

**KITCHEN:** Fitted with a range of matching wall and base units with inset sink and drainer. Spaces for white goods to include a fridge/freezer, washing machine and dishwasher. Door to rear gardens.

### First Floor

**LANDING:** Airing cupboard housing the hot water cylinder.

**PRINCIPAL BEDROOM:** A spacious double bedroom with integrated storage and window to front aspect.

**BEDROOM 2:** Double bedroom with window to rear aspect.

**BATHROOM:** Well-appointed white suite comprising WC, panelled bath with shower attachment over and hand wash basin. Heated towel rail and storage cupboard.

### Outside

The property benefits from low-maintenance rear gardens with nicely stocked borders. There is a:-

**GARAGE:** Accessed via a personnel door at the foot of the garden, power and light is connected and there is an electric roller door to the front of the garage.

### AGENTS NOTE

We understand from the seller that the solar panels could generate an income although this is not guaranteed.

**SERVICES:** Main water, drainage and electricity are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: B - £1,703.64 – 2025/26.

**EPC RATING:** To be advised.

**BROADBAND SPEED:** Up to 80 Mbps (source Ofcom).

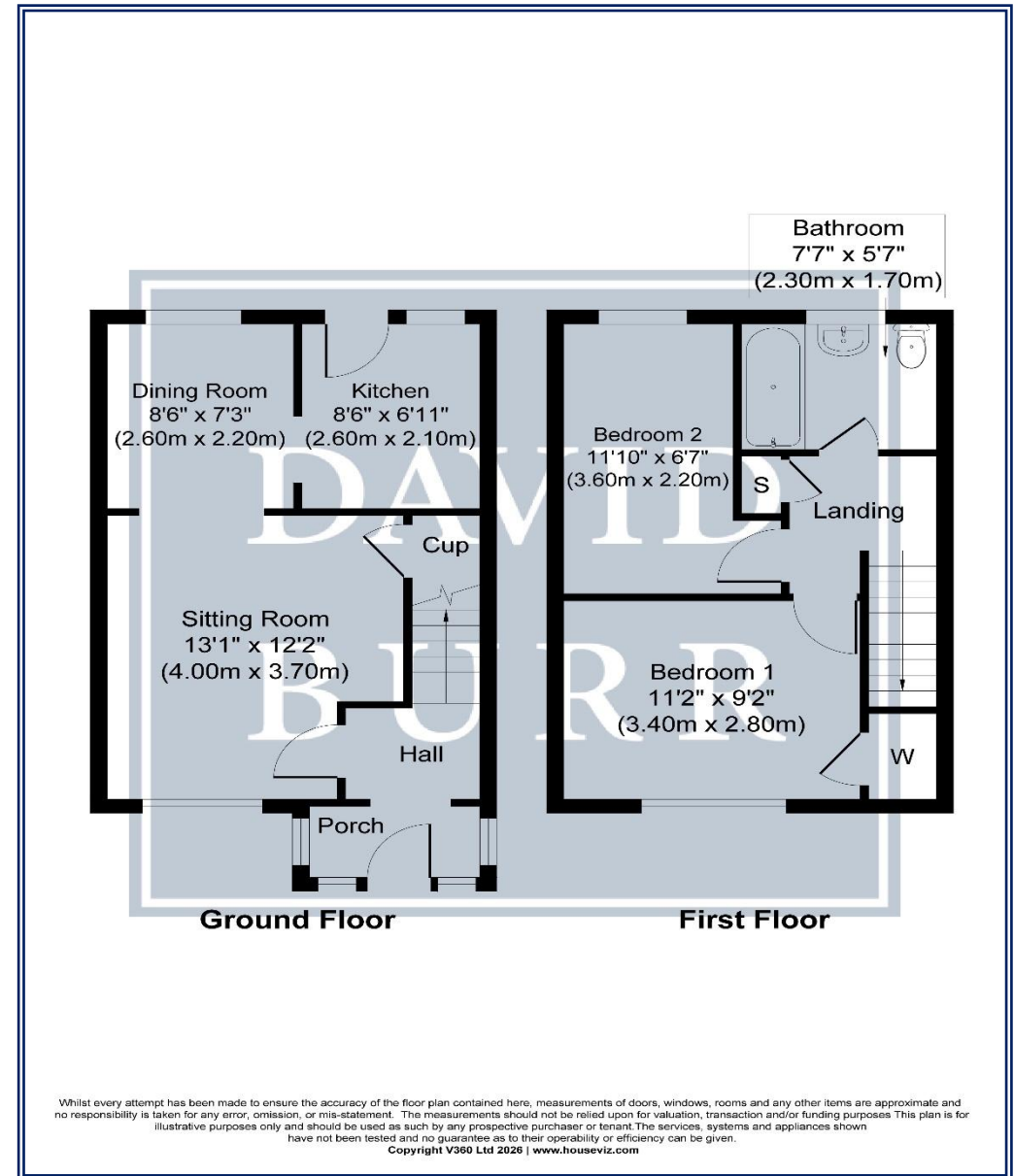
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**MOBILE COVERAGE:** 02 – good outdoor, EE, Three and Vodafone – good outdoor (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///look.vital.rivals.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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