



1 Capel Close, Troston

In Excess of £375,000



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PARTNERSHIP

1 Capel Close

Troston, Bury St. Edmunds

- Extended & much improved detached chalet
- Occupying a lovely non-estate village setting
- Hall, shower room, fitted kitchen, utility area
- Spacious sitting room with wood burner
- Separate dining room, bedroom 4/home office
- 3 Good sized first floor bedrooms, cloakroom
- Private gardens, garage and ample parking

A much-improved detached chalet, occupying a pleasant non-estate village setting and set back from the road in a slightly elevated position.

Substantially extended to the rear, the property offers flexible accommodation ideal for families, home working or buyers needing adaptable space. The ground floor includes a large sitting room with wood burner, separate dining room with French doors to the garden, kitchen, utility area, shower room with underfloor heating and a generous double bedroom, currently used as a home office. Upstairs are three further bedrooms and a refitted cloakroom. Benefits include oil-fired central heating, UPVC glazing and owned solar panels.

Outside, a resin driveway provides ample parking and access to the garage, while the private rear garden includes a patio, sheds, greenhouse, pond and hidden gated courtyard.



Hallway

9' 7" x 6' 4" (2.91m x 1.93m)

Sitting Room

17' 9" x 11' 10" (5.42m x 3.61m)

A large sitting room, a lovely space for relaxing which features a wood burner. Doors open through into the separate dining room, making these rooms work especially well together when entertaining.

Dining Room

12' 3" x 11' 11" (3.73m x 3.64m)

The dining room has French doors opening onto the rear garden

Kitchen

19' 9" x 9' 6" (6.03m x 2.90m)

Office/Bedroom 4

11' 11" x 9' 1" (3.64m x 2.76m)

This large double bedroom is currently being used as a spacious home office but could work equally well as a playroom or further reception room depending on a buyer's needs.

Shower Room

8' 2" x 5' 6" (2.48m x 1.67m)



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First Floor

Bedroom 1

17' 11" x 9' 3" (5.45m x 2.82m)

Bedroom 1 is a very generous-sized double bedroom, with enough space to form an en suite if required.

Bedroom 2

12' 0" x 10' 8" (3.65m x 3.26m)

Bedroom 2 is also a very comfortable double room.

Bedroom 3

8' 11" x 7' 1" (2.71m x 2.15m)

Bedroom 3 is a single bedroom but would also make an ideal study.

Cloakroom

5' 10" x 2' 6" (1.77m x 0.75m)

Utility Area

Outside

Outside To the front of the property, a newly installed resin driveway provides ample parking and access to the single garage. The house is set back from the road, giving it an attractive approach.

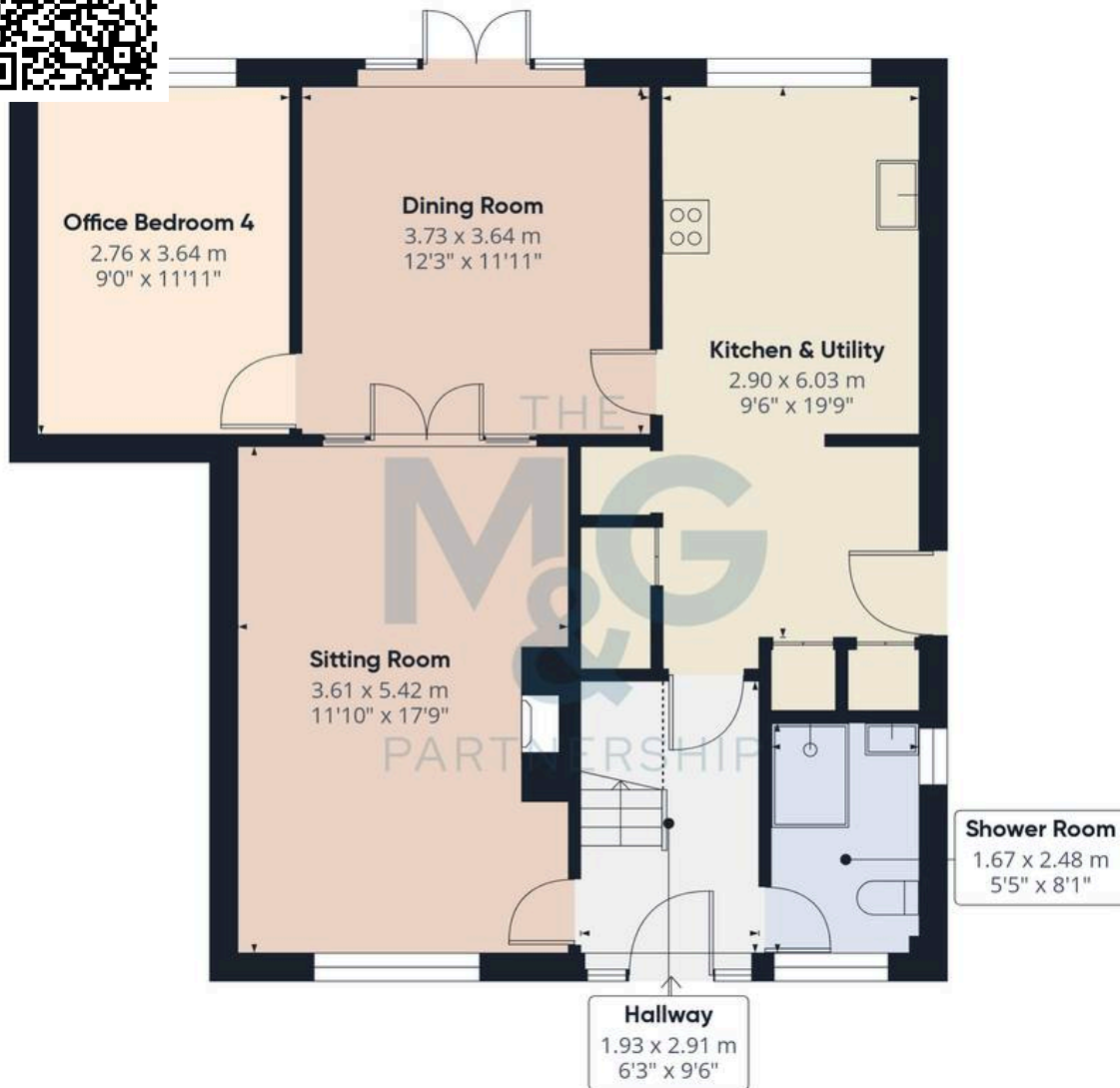
The enclosed rear gardens enjoy an excellent degree of privacy and include a patio area, perfect for alfresco dining and relaxing. The gardens also include 2 sheds, a greenhouse and an ornamental pond. To the far side of the property is a hidden, sheltered courtyard with double gates, making it suitable for further parking if required.

Council Tax - D (West Suffolk)

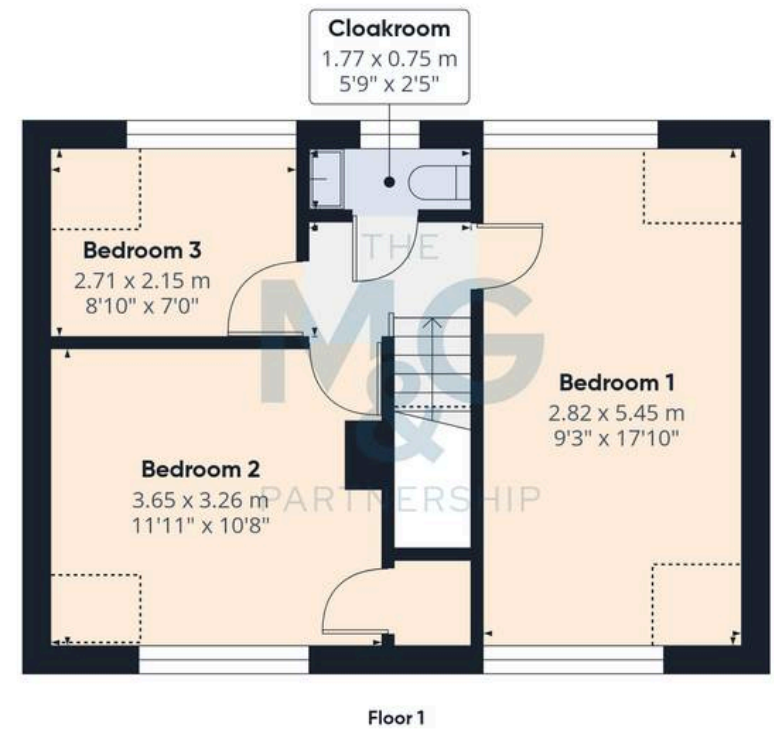
Services - Main water, electricity and drainage, oil heating & solar panels. Broadband: Superfast broadband available Mobile Coverage: Service available from all providers



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Floor 0



Floor 1



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