



**Grange Mill, Chevington, Bury St. Edmunds**

**Sheridans**



# Grange Mill, Chevington, Bury St. Edmunds IP29 5PQ

Offers Over £420,000

**\*CHAIN FREE**, detached bungalow with 2 bathrooms, garden and **GARAGE\*** Situated in a popular and peaceful cul-de-sac in Chevington, this well-maintained detached three-bedroom bungalow is offered with no onward chain and provides light, airy accommodation throughout. The property has been carefully looked after over the years and offers excellent scope to update or extend, subject to the necessary planning permissions, making it ideal for buyers looking to personalise their home.

Built approximately 27 years ago of traditional brick construction beneath a tiled roof, a composite front door opens into a welcoming porch, which in turn leads to a spacious entrance hall featuring wood-effect flooring, loft access and a useful storage cupboard. The kitchen/dining room is a particularly attractive feature of the home, enjoying a triple-aspect outlook that fills the space with natural light. It is fitted with a range of storage cupboards and ample work surfaces, along with a single oven, ceramic hob and space for appliances. A door provides direct access to the garden, making it well suited for both everyday living and entertaining. Double doors open into the generous sitting room, a bright dual-aspect space with sliding patio doors leading out to the rear garden, creating a seamless connection between indoor and outdoor living.

The property offers three well-proportioned bedrooms. The principal bedroom benefits from an integral double wardrobe and an en-suite shower room comprising a shower cubicle, vanity basin with storage beneath and WC. The remaining bedrooms are served by a family bathroom and completes the accommodation. Overall, this lovely home is well presented and thoughtfully arranged.

## Outside

Outside, the property is approached via a shared driveway off the cul-de-sac, enhancing its sense of privacy and tranquillity. The front garden is attractively planted with a variety of shrubs and trees. The driveway provides off-road parking and access to the garage, which is equipped with an up-and-over door, power, lighting and a courtesy door to the rear garden.

The fully enclosed rear garden is predominantly laid to lawn and features a patio area ideal for alfresco dining and relaxation. The borders are well stocked with a variety of mature plants, shrubs and trees. The oil tank is thoughtfully positioned and there is also a greenhouse, adding further appeal to this charming garden.

## Location

The property is pleasantly situated in a desirable location within this sought after village. Chevington provides local facilities including a well regarded public house, church, garage and village hall. The village is situated close to the magnificent Ickworth Park and within approximately 5 miles to the south west of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, recreational and cultural facilities.

## Directions

When entering Chevington from the direction of Chedburgh, via Bury St Edmunds and Horringer on the A143, proceed into the village, turn left at the crossroads and then right into Grange Mill where the driveway leading to the property will be found on the left hand side.

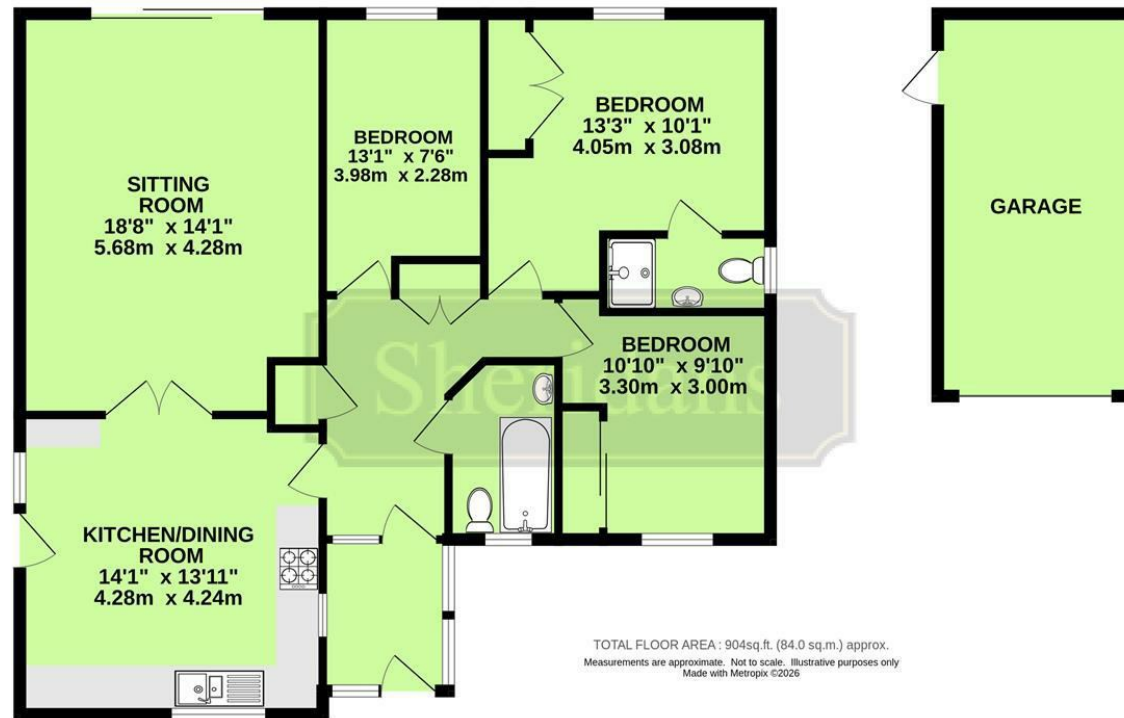
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## Services

- **CHAIN FREE**
- Detached bungalow in a private, tucked-away position
- Spacious sitting room with patio doors to garden
- Bright triple-aspect kitchen/dining room
- Three well-proportioned bedrooms
- En-suite and bathroom
- UPVC double glazing & oil-fired central heating
- Generous, well-stocked gardens
- Garage and off-road parking
- Popular village location

Mains electricity, water and drainage. Oil fired central heating.  
Council Tax: West Suffolk Band: E  
Broadband speed: Up to 80 mbps available (Source Ofcom)  
Mobile phone signal for: Vodafone, EE, Three 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.

**Sheridans Estate Agents**

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