







Ashfield Road, Norton, BURY ST. EDMUNDS, IP31 3NJ

Price Guide £320,000

Coakley & Theaker Est. 1996

Open House

DRAFT DETAILS

Ashfield Road, Norton, BURY ST. EDMUNDS, IP31 3NJ
Price Guide £320,000

We are pleased to present: A spacious, established semi-detached house, situated in this popular village East of Bury St Edmunds. Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Area, Cloakroom, 3 Bedrooms, Re-fitted Shower Room, Large Corner Plot Gardens, Generous Parking, Scope to Extend (stp), VIEW ASAP.

DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell and Woolpit. At the roundabout, take the first exit, onto the A1088, towards Norton and Ixworth. Continue along, and on reaching Norton, at the service station, turn right into Ashfield Road. Proceed along, past the left and right bends, and the property is located on the right, at the corner with Prospect Road.

ENTRANCE LOBBY

Approached via a replacement part glazed front door. Opening to:

HALL

Stairs to first floor with open storage area beneath, picture rail, radiator.

SITTING ROOM 13'11" X 10'11" (4.24 X 3.33)

The focal point being a fireplace (currently sealed), with surround and inset electric fire, built-in storage cupboards, display recess, TV point, telephone point, radiator, UPVC glazed double doors to rear garden.













DINING ROOM 10'10" X 9'11" (3.30 X 3.02)
Radiator, UPVC window to rear.

KITCHEN/BREAKFAST ROOM 12'3" X 7'0" (3.73 X 2.13)
Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit, electric cooker point, plumbing for dishwasher, breakfast bar, extractor fan, radiator, two UPVC windows to front, open arch to:

UTILITY AREA 8'5" INC TO 13'11" X 7'0" (2.57 INC TO 4.24 X 2.13)
Base and wall mounted units, work surface, tiled splashbacks, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, oil boiler, radiator, UPVC window to side, replacement part glazed door to side and garden.

CLOAKROOM
White suite comprising wc, wall mounted wash basin, tiled splashbacks, radiator, UPVC frosted window to side.

FIRST FLOOR LANDING
Built-in airing cupboard housing pressurised water tank, loft access, consumer unit, UPVC window to front.

BEDROOM 1 13'10" X 10'11" (4.22 X 3.33)
Sealed fireplace, radiator, UPVC window to rear.

BEDROOM 2 11'7" X 10'11" (3.53 X 3.33)
Radiator, UPVC window to rear.

BEDROOM 3 8'7" + DOOR RECESS X 7'0" (2.62 + DOOR RECESS X 2.13)
Radiator, UPVC window to front.

SHOWER ROOM 5'10" X 4'3" + SHOWER ENCLOSURE (1.78 X 1.30 + SHOWER ENCLOSURE)
Re-fitted with modern white suite comprising tiled double shower enclosure with shower controls, with both fixed and flexi-heads, wc, vanity wash basin with mixer tap, tiled splashbacks, tiled floor, vertical radiator/towel rail, extractor light, LED downlights, UPVC frosted window to side.

OUTSIDE
This property is situated on a generous corner plot. To the front, the large garden is enclosed by fencing and hedging, being laid mainly to lawn with herbaceous beds and borders, raised beds, ornamental pond, path to the front door, and gate onto Prospect Road. The side garden has been laid to a paved seating area, with slate chippings, and there is a plastic oil tank, two TIMBER SHEDS and an outside water tap. There is also a built-in brick STORAGE SHED with power and light connected. A gate provides side access to the rear garden. This is enclosed by fencing, being laid principally to lawn, with herbaceous beds and borders, and a paved patio area. To the side, and accessed via Prospect Road, is an extensive shingle driveway, providing vehicular standing for up to four cars.

AGENT'S NOTE: It is felt that this property offers potential for extension, if desired, together with scope for the provision of a Garage to the side, subject to the necessary planning permissions.

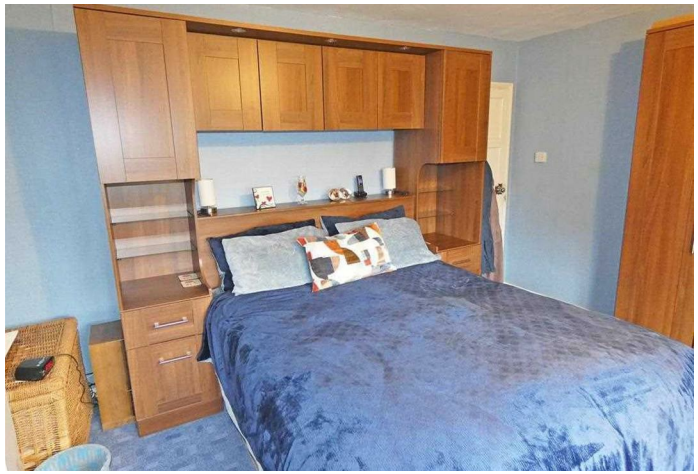
AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band B.













VILLAGE & AREA

Norton is a popular village, about 10 miles east of the thriving market town of Bury St. Edmunds, with its extensive facilities, and located just north of the A14. It is well-served with village amenities, including a Public House/Restaurant, Service/Petrol Station with Shop, Village Community Centre, Primary School with recent 'Outstanding' Ofsted rating, Playing Field with Children's Play Park, and a Playgroup.

The nearby villages of Elmswell and Thurston have their own railway stations, and the town of Stowmarket, about 8 miles south-east, has a mainline link to London's Liverpool Street, in approximately 80 minutes. The A14 dual carriageway, linking Ipswich to Cambridge, is about 2.5 miles to the south, and provides good access to the East Coast, the Midlands and London via either the M11 or the A12.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.















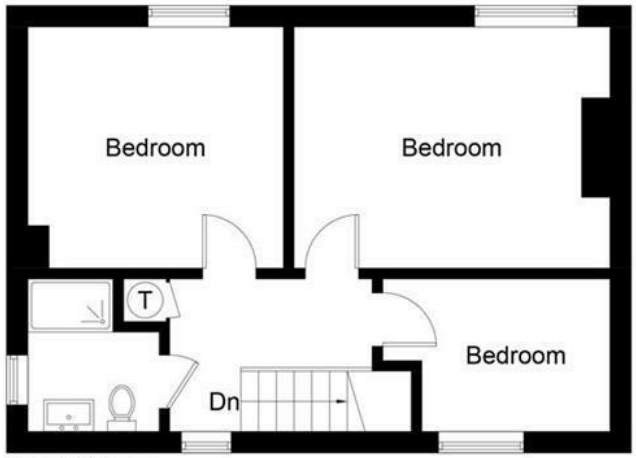



FLOORPLAN

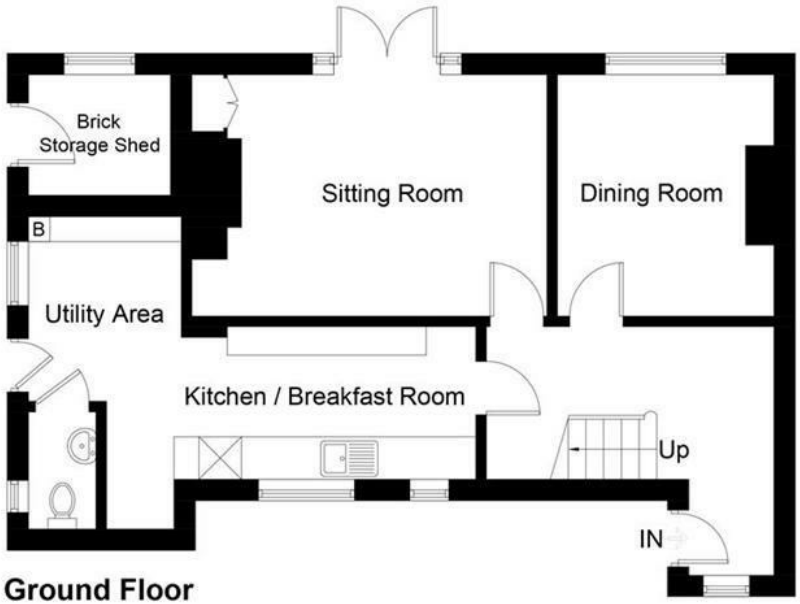
18 Ashfield Road, Norton. IP31 3NJ

Approximate Gross Internal Area = 105.5 sq m / 1135 sq ft
Brick Storage Shed = 3.5 sq m / 38 sq ft
Total = 109.0 sq m / 1173 sq ft





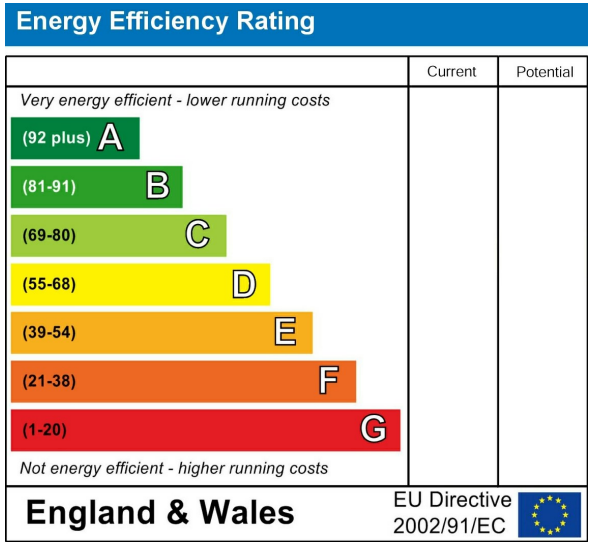
First Floor



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

ENERGY PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- NORTON
- ENTRANCE LOBBY, HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY AREA, CLOAKROOM
- 3 BEDROOMS
- RE-FITTED SHOWER ROOM
- LARGE CORNER PLOT WITH FRONT, SIDE & REAR GARDENS, GENEROUS PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING
- POTENTIAL TO EXTEND (STP), POPULAR VILLAGE, EARLY VIEWING ADVISED



Bury St Edmunds
Suffolk IP30 9UH

Bury St Edmunds Area: 01284 769 691
Elmswell Area: 01359 256 821
Mid Suffolk Area: 01449 737 706
Mobile: 07803 138 123
Email: info@coakleyandtheaker.co.uk
www.coakleyandtheaker.co.uk

VIEWING:

Strictly by appointment with Coakley & Theaker

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot
verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.