



Beechcroft, Stanningfield, Bury St. Edmunds, Suffolk, IP29 4RT

MARK · EWIN
BURY ST EDMUNDS

Beechcroft, Stanningfield, Bury St. Edmunds, Suffolk, IP29 4RT

A two-bedroom semi-detached home located in the village of Stanningfield, benefiting from a garage, solar panels, sitting room and dining room. The property offers accommodation arranged over two floors. The ground floor comprises an entrance hall, sitting room with wood burner, kitchen, shower room and dining room with doors leading to the garden.

On the first floor, there are two bedrooms accessed from the landing. The front garden offers a pathway to the entrance door, with the remainder laid to lawn. The rear garden is mainly laid to lawn, with a raised decking area providing space for outdoor seating and entertaining. The garden is enclosed by fencing. To the side, there is a driveway providing off-road parking and a single garage.

Agent's Note: There is a sewer pipe running beneath/along the rear garden. Buyers are advised that extensions cannot be built over this.

Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Broadband: Standard, Superfast and Ultrafast broadband are reported to be available in this area via Openreach (Source: Ofcom).

Mobile Coverage: EE, O2 and Three are available in this area. (Source: Ofcom)

Services: Mains Electric, Water and Drainage.

Heating offered via oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling along the A134 turn right signposted Stanningfield along Chapel Road, bear right onto Bury Road and Beechcroft will be located on your left-hand side just past The Red House Village Pub. Heading along Beechcroft, take the left hand turning where the property can be found on the left hand side.

Location

Stanningfield is an attractive Suffolk village located to the south of Bury St Edmunds and has facilities including public house and bus stop. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entry 5' 9" x 13' 5" (1.75m x 4.09m)

Hall 9' 4" x 3' 5" (2.84m x 1.04m)

Kitchen 8' 1" x 11' 6" (2.46m x 3.50m)

Dining room 8' 8" x 7' 9" (2.64m x 2.36m)

Sitting room 17' 6" x 11' 1" (5.33m x 3.38m)

Bathroom 6' 1" x 7' 1" (1.85m x 2.16m)

Bedroom 11' 1" x 13' 10" (3.38m x 4.21m)

Bedroom 8' 10" x 10' 0" (2.69m x 3.05m)

Landing 12' 2" x 3' 7" (3.71m x 1.09m)

Garage 8' 5" x 16' 8" (2.56m x 5.08m)

Additional Information:

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Offers over £250,000
Freehold





FIRST FLOOR



GROUND FLOOR

All Measurements are Approximate, This Floor Plan is a Guide Only. Produced By Drip.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

