

Chapel Lane, Brockley, Bury St. Edmunds, Suffolk, IP29 4AS

MARK·EWIN
BURY ST EDMUNDS

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A well-presented four-bedroom detached house benefitting from field views, off-road parking and a double garage.

The accommodation on the ground floor comprises an entrance and hall, modern kitchen offering an attractive range of wall and base-level units, a dining area, spacious sitting room, bright orangery with French Doors leading to the rear garden, utility room, boot room and downstairs cloakroom.

Upstairs, there are four generously sized bedrooms, with the principal bedroom benefitting from a walk-in wardrobe and en-suite shower room. The family bathroom completes the accommodation on offer.

Outside, at the front of the property, a large driveway provides plenty of parking and leads to the detached double garage.

The south facing rear garden is mainly laid to lawn, with a paved patio area extending around the side of the house for outside seating. There are raised flower beds, and the garden is bordered by a variety of mature shrubs and trees.

Agent's Note: The driveway entrance is shared with the neighbouring property.

Additional Information: Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source: Ofcom)

Broadband: Standard & Superfast are available in this area via Openreach. (Source: Ofcom)

Services: Mains Electric, Water and Drainage. Heating via oil-fired central heating. (Please note that none of these services have been tested by the selling agent.)

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**Directions**

From Bury St Edmunds town centre, head southwest towards Horringer, following the A143. Turn left onto the B1066 towards Whepstead and continue through the village towards Brockley. On reaching Brockley, turn right onto Mill Road, then left into Chapel Lane

**Location**

Brockley is a village just south of Bury St Edmunds. 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:**

Entrance 8' 8'' x 8' 8'' (2.64m x 2.64m)

Hall 8' 0'' x 8' 8'' (2.44m x 2.64m)

Kitchen 12' 5'' x 12' 1'' (3.78m x 3.68m)

Dining area 11' 10'' x 12' 1'' (3.60m x 3.68m)

Sitting Room 17' 2'' x 14' 8'' (5.23m x 4.47m)

Orangery 21' 6'' x 9' 7'' (6.55m x 2.92m)

Cloakroom 4' 5'' x 4' 9'' (1.35m x 1.45m)

Boot room 7' 8'' x 7' 7'' (2.34m x 2.31m)

Utility room 7' 7'' x 8' 8'' (2.31m x 2.64m)

Stairwell 7' 8'' x 6' 0'' (2.34m x 1.83m)

Landing 15' 8'' x 3' 1'' (4.77m x 0.94m)

Bedroom 8' 7'' x 9' 1'' (2.61m x 2.77m)

Bedroom 12' 3'' x 11' 9'' (3.73m x 3.58m)

Bedroom 12' 0'' x 11' 9'' (3.65m x 3.58m)

Bedroom 17' 2'' x 11' 10'' (5.23m x 3.60m)

WIW 9' 9'' x 4' 3'' (2.97m x 1.29m)

Ensuite 7' 1'' x 5' 6'' (2.16m x 1.68m)

Bathroom 7' 8'' x 5' 11'' (2.34m x 1.80m)

Additional Information:

Council Tax Band: E
EPC Rating:
Tenure: Freehold

Offers over £625,000
Freehold
















1ST FLOOR




2ND FLOOR

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

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**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 byer 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

The Property Ombudsman