

24 Depden Lane, Chevington

Guide Price £225,000

THE M&G PARTNERSHIP

24 Depden Lane

Chevington, Bury St. Edmunds

- Pleasant village location
- Over looking a small green
- Large Living/dining room
- 3 bedrooms
- uPVC sealed unit double glazed windows
- Electric boiler serving radiators
- Good sized rear garden
- Parking and en-bloc garage

Occupying a pleasant position overlooking a small green within the popular Suffolk village of Chevington, this three-bedroom end-of-terrace house offers well-proportioned accommodation, including a spacious living/dining room, kitchen, three bedrooms and a family bathroom. Outside, the property enjoys a good-size rear garden, together with an on-block garage and parking. Further benefits include UPVC sealed-unit double glazing and an electric central heating system.

CHEVINGTON is a pleasant Suffolk village surrounded by attractive countryside, offering a peaceful rural setting whilst remaining conveniently located for everyday amenities. Bury St Edmunds is approximately 5–6 miles away and provides a wide range of shopping, leisure, dining and schooling facilities. The A14 is also readily accessible, offering good road links towards Cambridge, Ipswich and beyond, with Newmarket, Haverhill and Sudbury within easy reach.







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Porch
Leading into the main hall

Hallway
With stairs to the first floor and doors to the kitchen and Living/dining room.

Kitchen
9' 6" x 8' 6" (2.90m x 2.60m)
The kitchen offers a good range of cupboard and drawer storage, ample worktop surfaces, space for a cooker, washing machine, and under-counter fridge and freezer.

Living/dining room
19' 9" x 16' 1" (6.01m x 4.89m)
A generous family-sized living/dining room, with plenty of space for a large table and sofas. Patio doors lead out to the rear gardens.

Landing
With doors to the bedrooms and bathroom.

Bedroom 1
11' 5" x 9' 10" (3.48m x 3.00m)
A double bedroom featuring a range of fitted wardrobes and cupboards.

Bedroom 2
10' 2" x 8' 0" (3.10m x 2.43m)
Another good-sized room, also featuring fitted wardrobes and cupboards.

Bedroom 3
7' 11" x 6' 9" (2.42m x 2.06m)
This single bedroom would make a good work-from-home office.







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Bathroom
6' 0" x 5' 6" (1.82m x 1.68m)
Fitted with a white suite, with a shower over the bath.

Outside
The rear garden is enclosed by fencing and provides an ideal space for a young family to play, while also offering plenty of room to relax and enjoy a spot of alfresco dining. There are two good-sized sheds providing useful storage, while a gate gives access to the parking area and en-bloc garage, situated to the rear of the property.

Garage & Parking
16' 3" x 8' 2" (4.96m x 2.49m)
The en-bloc garage, with parking to the front, has an up-and-over door.

Agents Notes
EPC Rating - F Council Tax - B (West Suffolk) - All main services connected - Ofcom states Broadband Superfast is available - Ofcome states all major mobile coverage is available







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Approximate total area(1)

71 m²

764 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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