



**8 The Green,
Chedburgh, Suffolk.**

**DAVID
BURR**



8 THE GREEN, CHEDBURGH, BURY ST. EDMUNDS, SUFFOLK. IP29 4UE

Chedburgh began as an Anglo-Saxon settlement. Cedda was the name of the first family to settle there and the village name comes from Cedda's Beorg or hill. The village is located off the A143 and enjoys a small rural community with a village green, All Saints church and the village hall is home to activities and clubs including pilates, brownies, community choir and Little Teacups parent and toddler group. The village is located approximately 7 miles from the Cathedral town of Bury St Edmunds with its comprehensive range of schooling, shopping, recreational and cultural facilities.

With an expansive accommodation schedule in excess of 2,000 square feet, this detached single storey property enjoys a private position along a 'no through road', with off-road parking, annexe accommodation and expansive formal lawns to the rear. The property is currently configured to offer a versatile arrangement comprising 3 reception rooms, up to 6 bedrooms and grounds of approximately 0.8 acres.

A detached single storey property in a sought-after village with generous rear gardens and an annexe. In all about 0.8 acres.

ENTRANCE HALL: A light and open space with storage cupboard and airing cupboard.

KITCHEN/BREAKFAST ROOM: The hub of the home, fitted with a range of matching wall and base units with inset 1½ bowl sink and drainer. Space for freestanding American style fridge freezer, belling double cooker with extractor over and dishwasher. Double doors to dining room and open through to the:

UTILITY ROOM: Fitted with a range of matching wall and base units with inset 1½ bowl sink and drainer. Space for white goods and door to the garden.

SITTING ROOM: Double aspect windows to front and side, redbrick fireplace and hearth with feature inset wood burner. Double doors to the:

DINING ROOM: French doors to rear gardens and secure door to annexe.

STUDY/BEDROOM 5: Currently used as additional accommodation, this is a versatile space with double doors to the rear of the property.

CLOAKROOM: White suite comprising WC and wash basin.

BEDROOM 1: A spacious double room with window to front aspect. Ample space for storage.

BEDROOM 2: A double room with window to front aspect, again with ample space for storage.

BEDROOM 3: Double room with window to rear aspect overlooking the gardens.

BEDROOM 4: Window to rear aspect.

BATHROOM: A white suite comprising WC, bath and wash basin and partly tiled walls.

ANNEXE

A spacious addition to the property providing additional accommodation with the ability to be used together with, or independently from the principal property.

8 THE GREEN, CHEDBURGH, BURY ST. EDMUNDS, SUFFOLK. IP29 4UE

SITTING ROOM: With double doors to the:

GARDEN ROOM: A light and airy space leading on to the rear gardens.

BEDROOM: Window to front aspect and door to:-
En-Suite: comprising WC, shower and wash basin.

KITCHEN: With wall and base units with inset sink and drainer and space for white goods.

Outside

The property is accessed over a driveway set well back from the road with boundaries defined by panel fencing and picket fencing. The gardens are predominantly lawned to the front and rear, well-manicured with shrubs and bushes interspersed with more mature specimen trees. The property also benefits from an outside entertainment area. **GARAGE** with roller door to front and personnel door to rear. The gardens for the annexe are sectioned off with panel fencing which can easily be removed if required.

In all about 0.8 acres.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

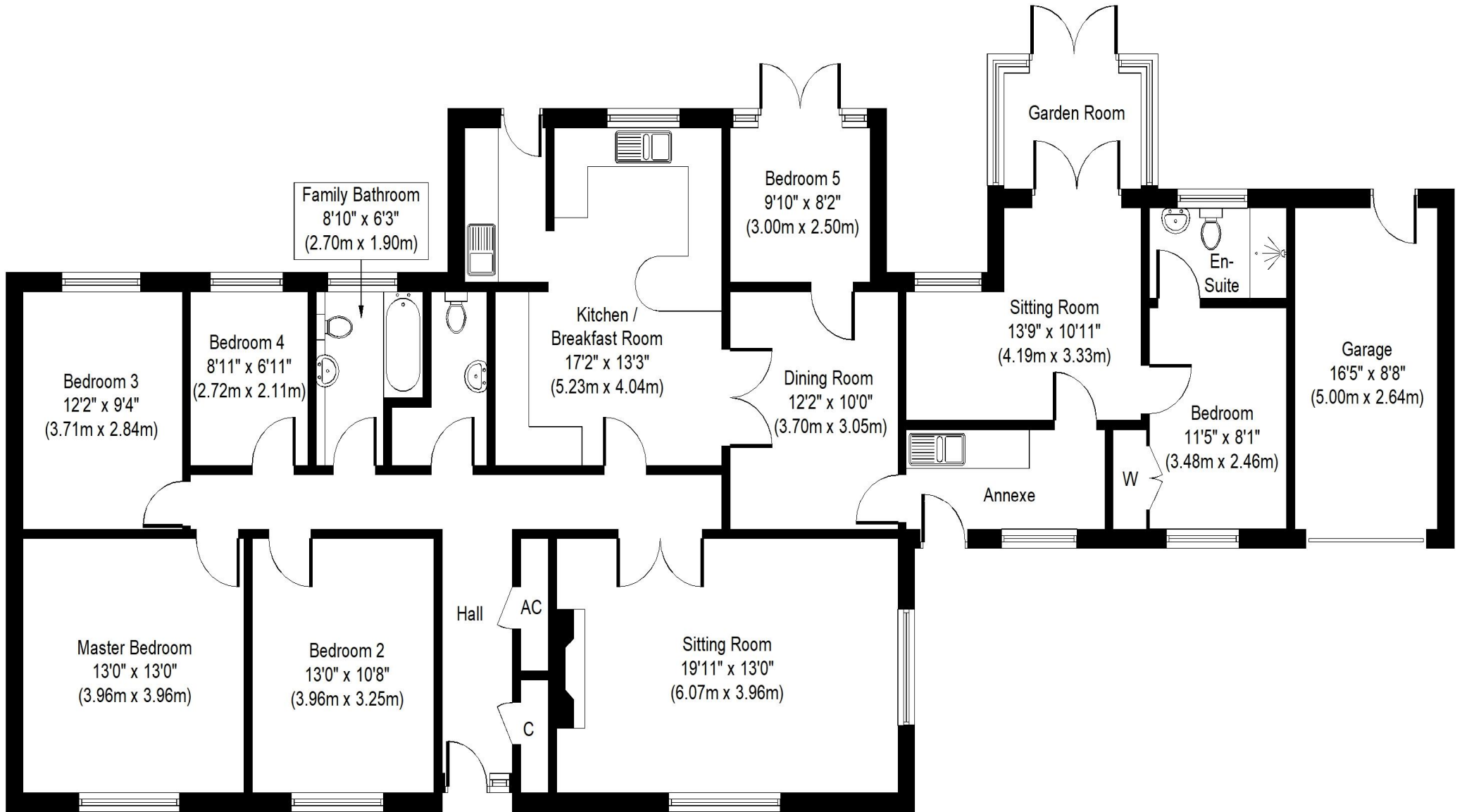
LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233.

EPC RATING: D – report available upon request.

VIEWING: Strictly by prior appointment only through DAVID BURR 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Approximate Floor Area
(Including Garage)
2056 Sq. ft.
(191.0 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

