



**4 Chapel Close
Buxhall, Suffolk**

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4 Chapel Close, Buxhall, Suffolk, IP14 3RY

Buxhall is a beautiful rural village with a parish Church, public house, village hall and recreation ground with children's play area. The rural coffee van has regular visits and the village hall is host to a number of events and activities including quizzes, bingo and Buxhall W I. The village is located about 3 miles from Stowmarket with a wide range of facilities and commuter rail link into London's Liverpool Street. The Cathedral town of Bury St Edmunds with an excellent range of amenities and facilities is situated about 17 miles and accessed via the A14 with links to the Midlands and M11.

A splendid four-bedroom detached family house that occupies an enviable cul-de-sac position in this highly regarded Suffolk village. 4 Chapel Close has been maintained and is presented to an excellent order throughout including a solid wood Howdens kitchen/breakfast room and utility, modern luxury bathroom and en suite. The property has the benefit of off street parking for several, double garage and enclosed rear gardens.

A delightful detached four bedroom family home offering generous accommodation with a modern kitchen/breakfast room and bathrooms.

Entrance door to;

ENTRANCE HALL: A large double height entrance with stairs leading to first floor galleried landing. Useful cloaks cupboard and door to cloakroom.

CLOAKROOM: A recently modernised suite having W.C. and wash hand basin. Obscure window to front.

SITTING ROOM: 20'4 x 11'6 (6.2m x 3.5m). A dual aspect room with double doors leading to the rear gardens and paved patio. Brick fireplace with tiled hearth and inset Aga wood burner creating the main focal point of the room.

DINING ROOM: 10'8 x 10'8 (3.2m x 3.2m). Double doors from the entrance hall and double doors leading out to the shingled patio area ideal for al fresco dining.

KITCHEN/BREAKFAST ROOM: 14'5 x 8'8 (4.4m x 2.6m). A modern kitchen with attractive grey solid wood Howdens units with oak worktops and upstands with inset 1½ bowl sink with waste disposal unit and mixer tap over. Breakfast bar area. Rangemaster cooker with extractor hood over and tiled splashback. Built-in microwave. Space and plumbing for

dishwasher, space for American style fridge/freezer. USB electrical sockets. Window to front. Opening through to;

UTILITY ROOM: 8'7 x 5'7 (2.6m x 1.7m). Having matching Howdens grey units and oak worktops with inset Butler sink and mixer tap. Space and plumbing for washing machine. Stable door to driveway. Recently replaced boiler. Window to rear.

GALLERIED LANDING: Having airing cupboard with new hot water tank and pressurised hot water system. Loft access. Doors to bedrooms and bathroom.

BEDROOM 1: 12'8 x 10'1 (3.9m x 3m). A double room with dual aspect. Fitted wardrobes. Door to en-suite.

EN SUITE: 9'6 x 4'8 (2.9m x 1.4m). Recently refurbished having W.C., wall mounted sink unit with tiled splashback and cupboard below, built-in shower with part tiled walls and sliding door. Heated towel rail. Mirrored cupboard.

BEDROOM 2: 12'8 x 11'7 (3.9m x 3.5m). A large double room with rear aspect over the gardens. Double built-in wardrobe.

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BEDROOM 3: 11'7 x 8'3 (3.9m x 2.5m). A double room with views to the Mill. Built-in double wardrobe. Loft access.

BEDROOM 4: 8'8 x 7'1 (2.6m x 2.1m). Single room with views over the rear garden.

FAMILY BATHROOM: 9'6 x 6'1 (2.9m x 1.8m). Recently refurbished luxury bathroom with heated floor. Having large bath and rain fall shower head over, W.C. with concealed cistern, large vanity sink unit with cupboards beneath. Part tiled walls. Inset recesses over bath ideal for candles or toiletries. Obscure window to front.

Outside

The property is approached by a footpath to the front of the property that is flanked by predominantly lawn area with flower and shrub beds. Lovely views to the Mill.

To the side of the property is a well-placed driveway with parking for three cars which in turn continues to the **DOUBLE GARAGE** 16'3 x 16'2 (4.9m x 4.9m). The rear garden has a terrace and shingle area immediately abutting the rear of the property that is ideally placed to enjoy entertaining and warm summer afternoons with the remainder predominately being laid to lawn with a variety of trees, shrubs and flowering beds.

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band D.

EPC Rating: D

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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