

**12 Capel Close,
Troston, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

12 CAPEL CLOSE, TROSTON, BURY ST. EDMUNDS, SUFFOLK. IP31 1EP

Troston is a small rural Suffolk village with local facilities including a village hall, church and a newly refurbished and well-regarded village Pub (The Bull) and a large village playing field. The nearby village of Ixworth is approximately 3 miles and provides a good range of local amenities including doctors and schooling. The nearby historic market town of Bury St Edmunds (7 miles) has an excellent range of schooling, shopping, recreational and cultural facilities together with access to the A14 linking the east coast, Cambridge, the Midlands and London via the M11.

This well-presented detached house occupies a lovely position in a corner of a quiet cul-de-sac within this well-regarded Suffolk village. It is fair to suggest that the property requires a degree of updating/modernisation but nonetheless it has the benefit of a garage, ample parking, generous garden and far-reaching field views. **NO ONWARD CHAIN.**

A detached house with a garage, parking, generous garden and field views.

ENTRANCE HALL: An inviting area with staircase off, useful storage cupboard and doors to:-

SITTING ROOM: A light room with views over the front garden and sliding glazed doors which provide views over the rear garden and access onto terracing. Fireplace with brick surround.

KITCHEN/BREAKFAST ROOM: Overlooking the rear garden and finished with a range of light oak front units and granite style worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Large shelved storage cupboard. Space for full height fridge/freezer and integrated electric oven with 4-ring hob and extractor fan over. Plumbing for washing machine.

BATHROOM: Bath with period style fittings and shower attachment. Wash hand basin with storage below.

CLOAKROOM: Fitted WC.

First Floor

LANDING: Doors to:-

BEDROOM 1: A light room with an interesting roof scape view to the front and far-reaching field views to the rear. Useful storage cupboard and fitted with an extensive range of wardrobes, storage cupboards, bedside cabinet, etc.

BEDROOM 2: Large shelved storage cupboard with hanging rail. Access to boarded loft with fitted ladder and light.

BEDROOM 3: Enjoying a lovely view over the rear garden and fields beyond.

Outside

A drive provides **OFF-ROAD PARKING** and in turn leads to:-

GARAGE/WORKSHOP: With up and over door, light and power connected and personnel door to side.

The generous rear garden is one of the property's most attractive features; private, full of individual areas with a large expanse of lawn, well placed terraces, wildlife pond, established hedging and neatly clipped borders filled with colour and variety. **2 GREENHOUSES** and **GARDEN SHED.**

12 CAPEL CLOSE, TROSTON, BURY ST. EDMUNDS, SUFFOLK. IP31 1EP

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,872.69 – 2024.

EPC RATING: G – report available upon request.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

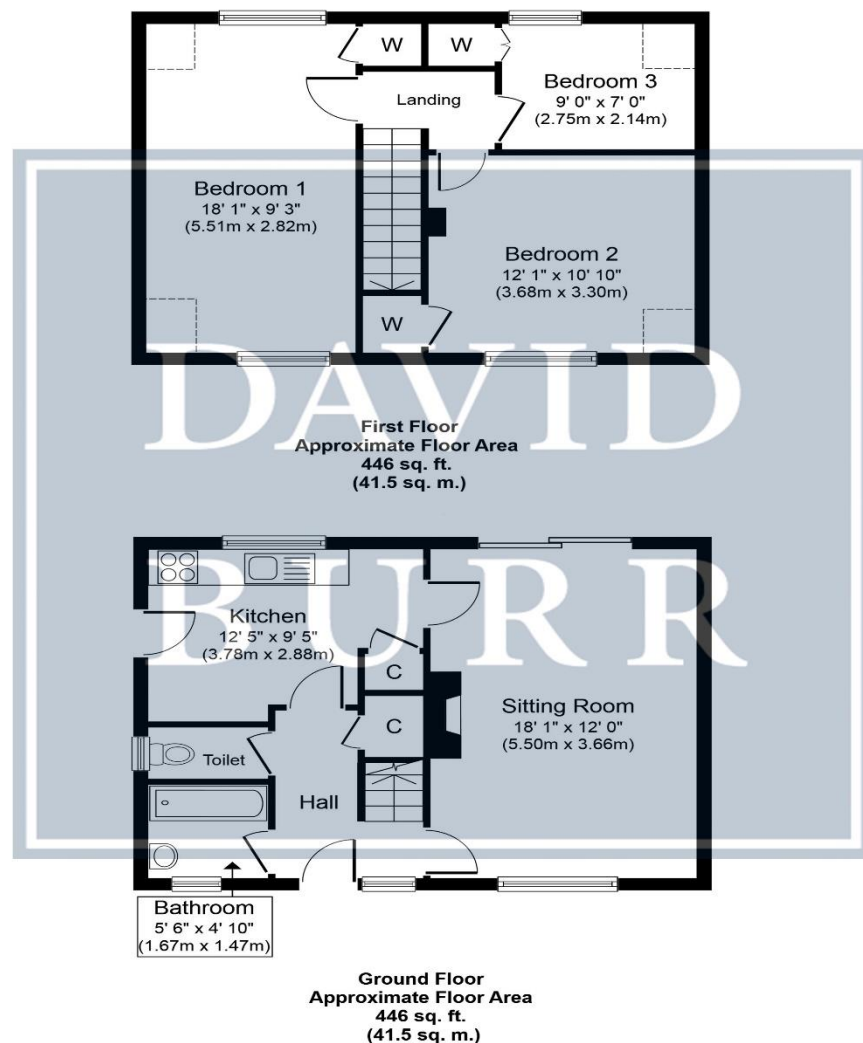
MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely - (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///playing.transfers.motored.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 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.



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.
Copyright V360 Ltd 2024 | www.houseviz.com

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

