



**The Bungalow, Lower Street,
Stanstead, Suffolk**

**DAVID
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THE BUNGALOW, LOWER STREET, STANSTEAD, SUFFOLK, CO10 9AH

Stanstead is a pretty village with a thriving community spirit supporting many local clubs, societies and a village hall which operates more as a social club. There is a charming village green to the front of the attractive Parish Church of St. James. Long Melford with its range of day to day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

A detached chalet bungalow situated on the edge of a well-regarded village in need of modernisation and refurbishment offering scope for purchasers to renovate to their own specification. The property contains versatile accommodation over two levels including two reception rooms, three/four bedrooms, a kitchen/breakfast room and a bathroom. Generous gardens surround the property with beautiful open views over neighbouring countryside. **NO ONWARD CHAIN.**

A detached chalet bungalow in need of refurbishment with beautiful views on the edge of a well-regarded village.

Front door leading to:-

ENTRANCE LOBBY: With doors leading to:-

SITTING ROOM: With exposed floorboards and a central brick arch fireplace with a carved wood surround and dual aspect outlook across the gardens and onto neighbouring countryside.

DINING ROOM: A further dual aspect reception room with a central feature fireplace with recessed shelving to one side.

KITCHEN/BREAKFAST ROOM: Containing a range of base level units and walls mounted display shelving. uPVC double glazed door leading onto the side and a door opening onto a **PANTRY**. Door leading to a staircase rising to first floor and further doors leading to:-

BEDROOM/SNUG: A versatile room which could be utilised as a reception room or ground floor bedroom with an attractive open view.

Inner Hall: With doors leading to:-

BEDROOM 2: With exposed flooring and airing cupboard off.

BEDROOM 3: With an outlook over neighbouring countryside.

BATHROOM: Containing a bath with a shower over, tiled surround, WC, wash hand basin and a chrome heated towel rail.

First Floor

BEDROOM 1/RECEPTION: Particularly generous in size which could be utilised as a principal bedroom or further reception room and with a large storage cupboard off.

Outside

The property is approached via a vehicular access which leads onto a generous area of **OFF-ROAD PARKING** for numerous vehicles in front of the property which is currently laid to lawn but which offers considerable potential for the erection of garaging/cartlodges (subject to any necessary consents).

The gardens are arranged primarily to the side and rear of the property and immediately abut open farmland with stunning rolling views. A number of mature specimen trees include a row of oaks. To the rear of the property is a **lean-to** which provides useful garden storage and an area of storage beneath the property itself.

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SERVICES: Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property is accessible via a right-of-way across a field access belonging to a third party.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

TENURE: Freehold

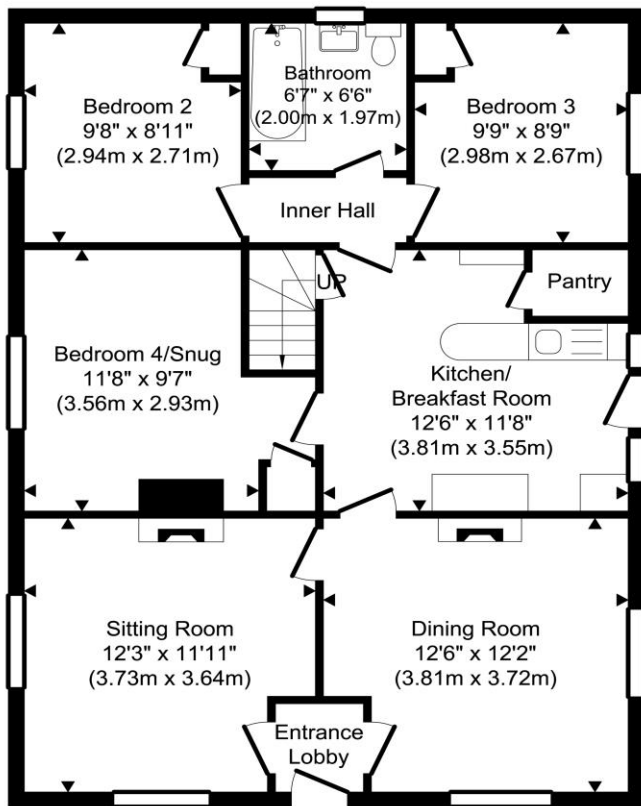
CONSTRUCTION TYPE: Brick

WHAT3WORDS: outlooks.flow.decide

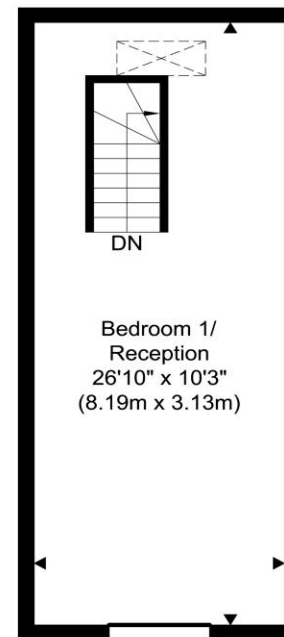
VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.

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Ground Floor
Approximate Floor Area
849.16 sq. ft.
(78.89 sq. m)



First Floor
Approximate Floor Area
275.87 sq. ft.
(25.63 sq. m)

TOTAL APPROX. FLOOR AREA 1125.04 SQ.FT. (104.52 SQ.M.)
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