





3 The Estate Offices, Ashfield Grange Great Ashfield, Bury St Edmunds IP31 3HA

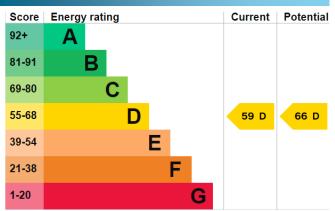
3 Bedrooms Apartment in Gated Development

Price £265,000 LEASEHOLD





- Gated Development
- Cart Lodge Style Parking
- Spacious Kitchen Diner
- Communal Parkland Gardens
- En Suite To Master Bedroom



First floor luxurious 3 bedroom apartment in prestigious gated development of Ashfield Grange. Spacious accommodation comprising kitchen/breakfast room, large airy living room, landing with study area and 3 bedrooms with ensuite to master. Cart lodge style parking with use of the communal grounds extending to approximately 4 acres of parkland with large lake and woodland

THE ACCOMMODATION COMPRISES:

Wooden front door with glazed panels and cat flap. Video intercom system.

ENTRANCE HALL: 11' 05" x 4' 03" (3.48m x 1.3m) Stairs rising to first floor. Window to side aspect. Meter cupboard. Radiator.

LANDING/STUDY AREA: 23' 10" x 3' 01" (7.26m x 0.94m) Video intercom system. Radiator. Velux window. Loft Hatch. Airing cupboard and separate large storage cupboard.

LIVING ROOM: 20' 02" x 15' 08" (6.15m x 4.78m) Triple aspect windows to side and rear aspect affording views over lake and gardens. Two radiators.



KITCHEN/DINER: 15' 02" x 14' 09" (4.62m x 4.5m) Range of contemporary kitchen base and wall units with wooden worktop over and tiled splashback, porcelain 1.5 bowl sink with drainer and mixer tap. Integrated double oven, gas hob and extractor hood over. Additional integrated appliances include dishwasher, washer/dry er and fridge freezer. Vinyl flooring. Double aspect to front and side with additional Velux window. Radiator. Large boiler cupboard housing Vaillant Gas Boiler (LPG)

BEDROOM 1: 13' 02" x 11' 03" (4.01m x 3.43m) Window to rear aspect and additional Velux window. Radiator.

EN SUITE: 6' 05" x 5' 05" (1.96m x 1.65m) Fully tiled throughout and comprising shower cubicle, low level WC and pedestal hand basin. Heated towel rail. Velux window. Vinyl floor.

BEDROOM 2: 9' 03" x 9' 01" (2.82m x 2.77m) Window to front aspect. Built in wardrobe with sliding, mirror doors, radiator.

to side aspect. Radiator.

BATHROOM: 6' 06" x 5' 04" (1.98m x 1.63m) Half tiled and comprising three piece suite comprising bath with mixer tap, low level WC and pedestal wash basin.



Heated towel rail.

OUTSIDE: Security controlled gates to gravel driveway leading through the grounds to the visitors parking bays and to 3 The Estate Offices, detached cart lodge style store with parking. Communal gardens extending to approximately 4 acres of parkland with lake and woodland.

ENERGY PERFORMANCE RATING D59 Full Energy Performance Certificate is available upon request

ADDITIONAL INFORMATION: Council Tax Band C Local Authority - Mid Suffolk Council Mains water, electricity and LPG gas connected Service/maintenance Charges: £1,100.00, 6 monthly Ground Rent:£75.00 per annum

Lease: 999 years with 990 years remaining This property is offered with Vacant Possession Upon Completion

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.

LOCATION: The village of Great Ashfield, is BEDROOM 3: 11' 03" x 8' 00" (3.43m x 2.44m) Window approximately 3 miles from nearby Elmswell which offers a regular bus and train line.

> Bury St Edmunds is approx 11 miles via the A143 which also leads to Norwich and gives easy access to Cambridge, Ipswich and Stansted via links including the A14 and A11.





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