Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

11 Grange Mill,
Chevington, IP29 5PQ

Guide Price
£500,000

Impressive detached house enjoying uninterrupted countryside views in a popular village setting

Occupying a delightful position, this deceptively spacious detached house enjoys an enviable outlook over an open green to the front and open farmland to the rear. Set within enclosed gardens, the property provides generous off-road parking and a double garage.

The accommodation is particularly well-planned for family life, featuring a large reception hall and a spacious kitchen/breakfast room with a utility and cloakroom. There is a bright dual aspect sitting room and a separate dining room.

On the first floor, a spacious galleried landing leads to four comfortable bedrooms. The main bedroom has fitted wardrobes and a stylish en suite, whilst a generous family bathroom serves the remaining bedrooms.

- CHAIN FREE modern detached house
- Occupying a pleasant village location
- Hall, cloakroom, utility, kitchen/breakfast room
- Dual aspect sitting room, separate dining room
- Master bedroom with en suite shower
- 3 Further bedrooms, spacious family bathroom
- Enclosed gardens, open views, double garage
- Oil fired heating, uPVC sealed unit glazing

Front view from house

Chevington is a highly regarded village with a strong sense of community. Although surrounded by open countryside, it is within easy reach of Bury St. Edmunds, which is approximately 7 miles away, making it an excellent choice for those seeking village life with town amenities close by.

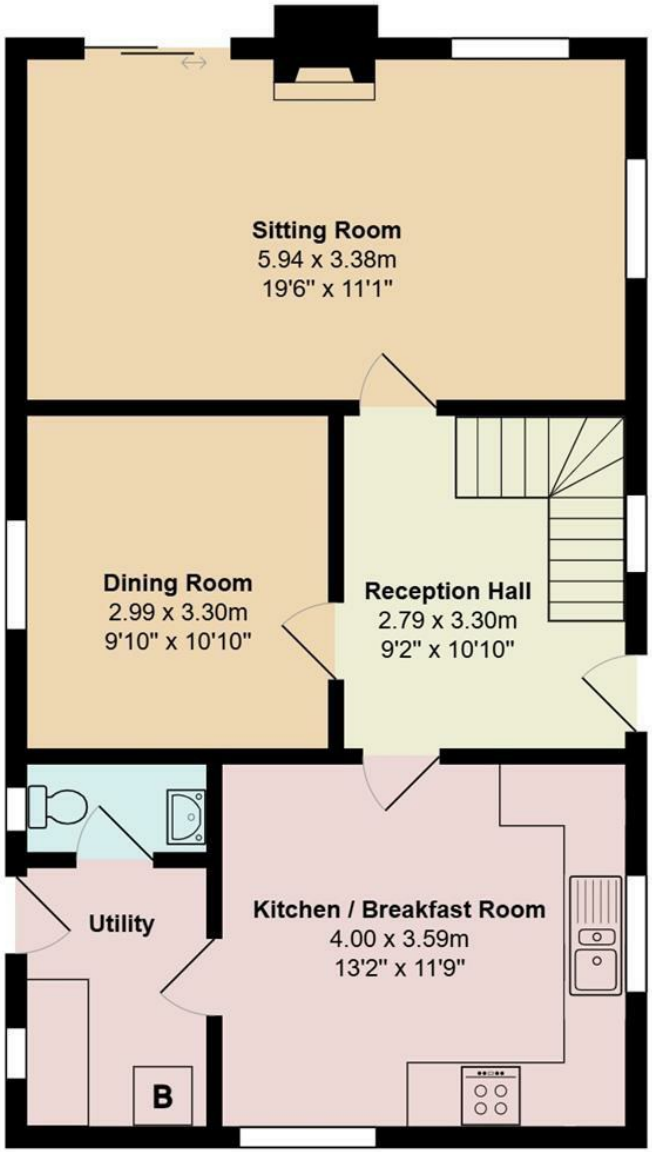
The property, which benefits from oil-fired central heating and UPVC sealed unit glazing, is being sold with the benefit of having NO UPWARD CHAIN.

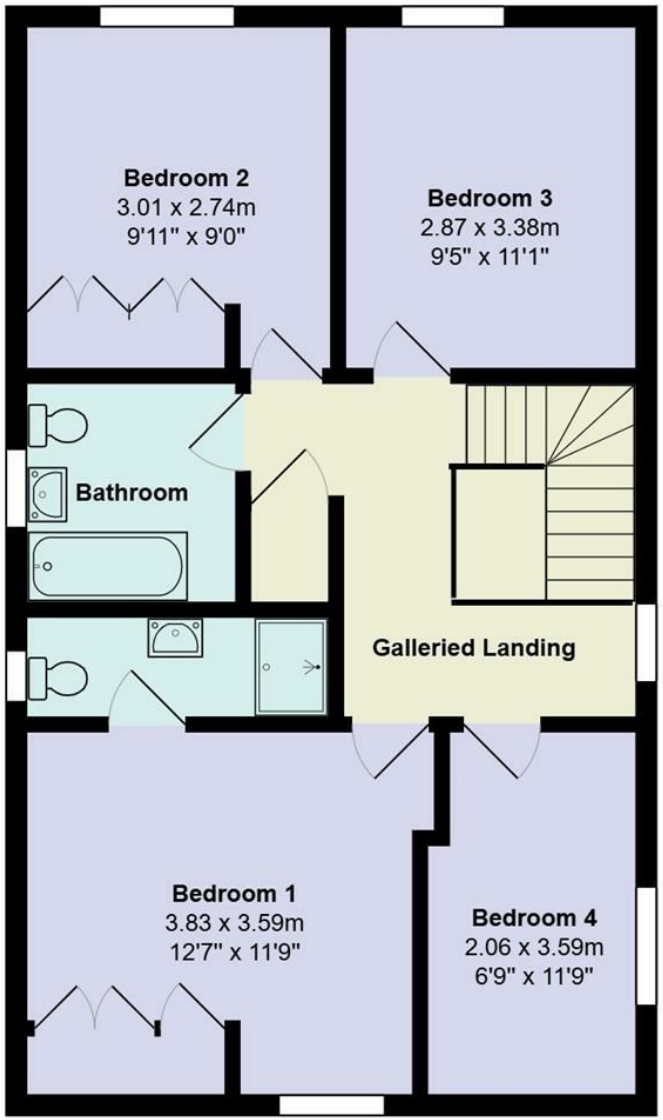
The property is approached via a driveway providing parking for several cars, leading to a double garage - one side fitted with an electric door. The enclosed gardens wrap around the property and are mainly laid to lawn, planted with a variety of mature shrubs and trees. There is ample space for outdoor entertaining and family gatherings, all enjoying a wonderful sense of privacy with farmland views to the rear.

Inside, the welcoming reception hall sets the tone, with the main living spaces flowing off. The kitchen/breakfast room provides a practical and sociable heart to the home, fitted with a range of units and space for a table, complemented by a separate utility and cloakroom. The sitting room is filled with light, having windows to two aspects, an open fireplace, and sliding doors out to the garden, whilst the additional dining room provides further flexibility for family living or entertaining.

Upstairs, the galleried landing leads to four bedrooms. The main bedroom features fitted wardrobes and an en suite shower room. The loft space is particularly generous and offers scope for future expansion, subject to the relevant permissions.

COUNCIL TAX - BAND D - West Suffolk
ENERGY PERFORMANCE RATING - D
SERVICES - Mains water, electricity and drainage. Oil heating
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///alley.sprains.insiders





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526