Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

3 Chapel Lane, Brockley,
Bury St. Edmunds, Suffolk, IP29 4AS

Guide Price
£270,000

Be part of village life in this lovely family home

If you have been searching for a property in a pleasant village location, where you can perhaps enjoy a quieter pace of life, yet still be within easy reach of Bury St Edmunds, this well-maintained family home is bound to appeal.

The house provides a very comfortable level of accommodation including a good sized sitting room, large kitchen/diner and 3 well proportioned bedrooms.

Set in good-sized gardens with plenty of parking and the potential to extend (subject to consent), the property benefits from oil-fired central heating and upVC sealed unit glazing.

- CHAIN FREE established end of terrace
- Occupying a pleasant village setting
- Hall, cloakroom, spacious sitting room
- 18 Ft Kitchen/diner, conservatory/utility
- 3 Good sized bedrooms, bathroom
- Oil fired central heating, uPVC glazing
- Large gardens, extensive parking

Brockley is located around 7 miles south of Bury St. Edmunds and is surrounded by open countryside - so perfect for long dog walks and enjoying nature. The neighbouring village of Hartest is around a mile away and has a wider range of facilities including a superb public house/restaurant and a primary school.

In more detail, the accommodation comprises:

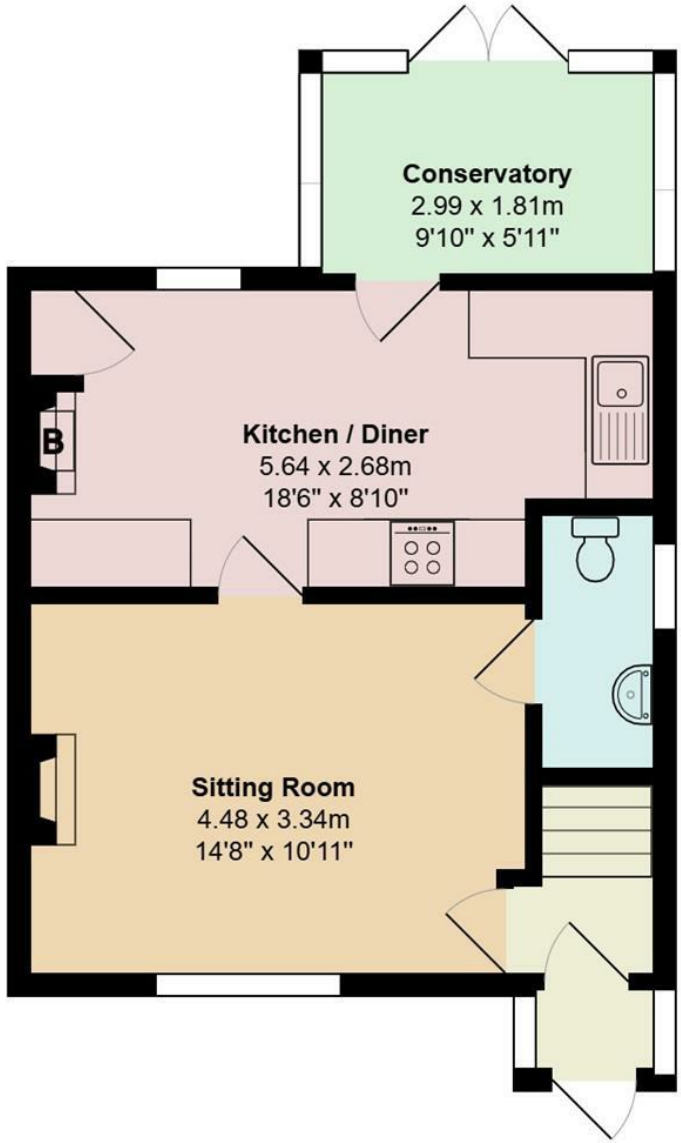
On the ground floor:
An entrance porch leads into the entrance hall which has a staircase to the first floor and a door leading into the sitting room. The sitting room overlooks the front garden and has a feature fireplace. A door connects to a useful understair cloakroom.

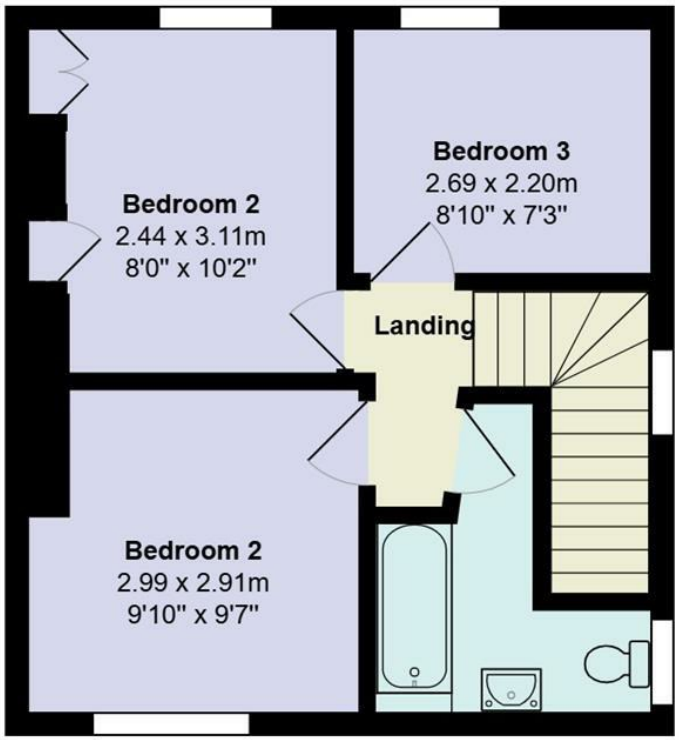
The kitchen/diner is over 18 feet long and includes extensive cupboards and worktop surfaces. There is an integrated oven, hob and cooker hood together with ample appliance space. There is also lots of space for a good-sized dining table. A rear door leads into a very useful conservatory which is currently being used as a utility/boot room.

On the first floor:
A light and bright landing area gives access to all 3 bedrooms and the refitted family bathroom.

Outside
To the front of the house is a large parking area. A further driveway to the side leads to the enclosed rear gardens which are of a generous size and afford a good degree of privacy and seclusion, being laid mainly to lawn and bordered by mature shrubs and trees.

Council Tax: Band B
Energy Performance Rating: D
Local Council: West Suffolk
Services: All main services connected
Broadband: Superfast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)
Location (What3Words) ///drummers.lobster.like





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