



Chippings, Beauford Road, Ingham, Bury St. Edmunds, Suffolk, IP31 1NW

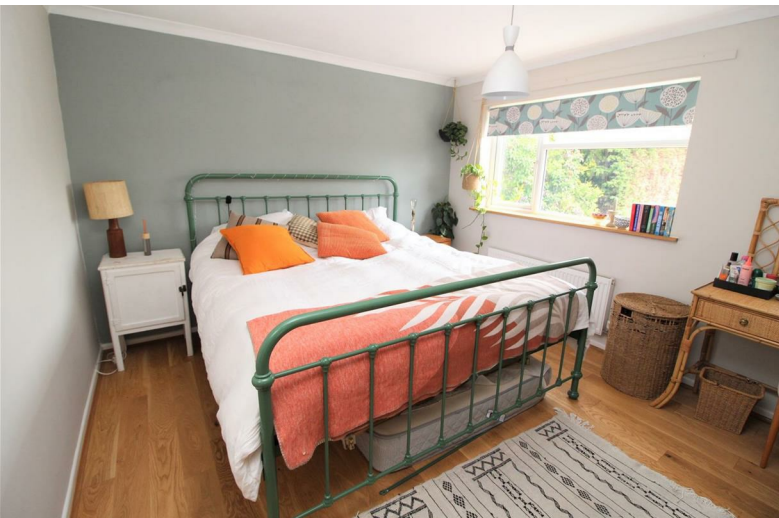
BEAUTIFULLY PRESENTED INSIDE AND OUT – This substantially extended detached house provides over 2000 sq ft of accommodation and has been re-modelled to an exceptionally high standard.

The house, which occupies an established village location, has a flexible layout and offers the option of providing annexe accommodation if required.

- Extremely spacious and much improved detached family home
- Set in attractively landscaped gardens. Extensive parking
- Hall, cloakroom, sitting room, family room, study/bedroom 5
- Stunning kitchen/breakfast/dining room, utility
- 4 Good sized bedrooms, large family bathroom
- Oil fired central heating, solar panels and uPVC sealed unit glazing

Guide Price £525,000





General Information

Chippings occupies an established residential setting within the popular village of Ingham. The village has a small post office/general store, church and thriving village pub/restaurant.

The historic market town of Bury St. Edmunds is less than 10 minutes drive away and offers an extensive range of educational, recreational and shopping facilities. The A14 dual carriageway leads to Ipswich, Cambridge.

Sometimes a property comes onto the market that really seems to 'tick all the boxes' and that is certainly the case with this beautifully presented detached house. Location-wise, you have all the benefits of living in a friendly village and yet are within easy reach of Bury St. Edmunds. The condition of the house is absolutely first class and although a modern property, has its own character, with well proportioned rooms and lots of natural light.

The house offers over 2,000 sq ft of flexible accommodation, making it suitable for the largest of families or indeed anyone who might need to provide annexe space for a dependent relative. For those people who love to entertain, the kitchen, dining room and sitting room flow together beautifully with glazed double doors leading into the gardens – so the fun can continue outside on the extensive patio and raised decking area.

The property benefits from oil fired central heating, uPVC sealed unit glazing and recently installed solar panels, making the house very energy efficient.

Outside.
The gardens to the front of the house have been attractively hard landscaped for ease of maintenance. The driveway provides parking for a number of cars.

The rear gardens are truly exceptional, enjoying a sunny aspect and a good degree of privacy and seclusion. The gardens include a manicured lawn, a wide variety of specimen shrubs, a sheltered deck area with a pergola and a large timber shed. The large patio terrace provides the perfect spot for relaxing and alfresco dining.

COUNCIL TAX – BAND E

Directions
From Bury St. Edmunds proceed north on the A134 Thetford Road. On reaching Ingham continue to the crossroads by the Cadogan Arms and turn left onto Culford Road. Take the next left-hand turning into Beauford Road and the property will be seen on the left-hand side.

Entrance Porch

Entrance Hall

Cloakroom

Sitting Room 20'10 x 11'5 (6.35m x 3.48m)

Dining Room 15'1 x 11'5 (4.60m x 3.48m)

Kitchen/Breakfast Room 16'6 x 16'5 (5.03m x 5.00m)

Utility 9'10 x 7'6 (3.00m x 2.29m)

Boot Room 7'9 x 7'6 (2.36m x 2.29m)

Family Room 11'8 x 8'10 (3.56m x 2.69m)

Study/Bedroom 5 17'8 x 8'1 (5.38m x 2.46m)

Store 7'11 x 4'9 (2.41m x 1.45m)

First Floor

Bedroom 1 14'4 min x 11'8 max (4.37m min x 3.56m max)

Bedroom 2 10'10 x 11'8 (3.30m x 3.56m)

Bedroom 3 13'4 x 9'7 max (4.06m x 2.92m max)

Bedroom 4 12'3 x 7'6 (3.73m x 2.29m)

Bathroom 8'8 x 8'7 (2.64m x 2.62m)

Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	81
England & Wales		EU Directive 2002/91/EC	

