

**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

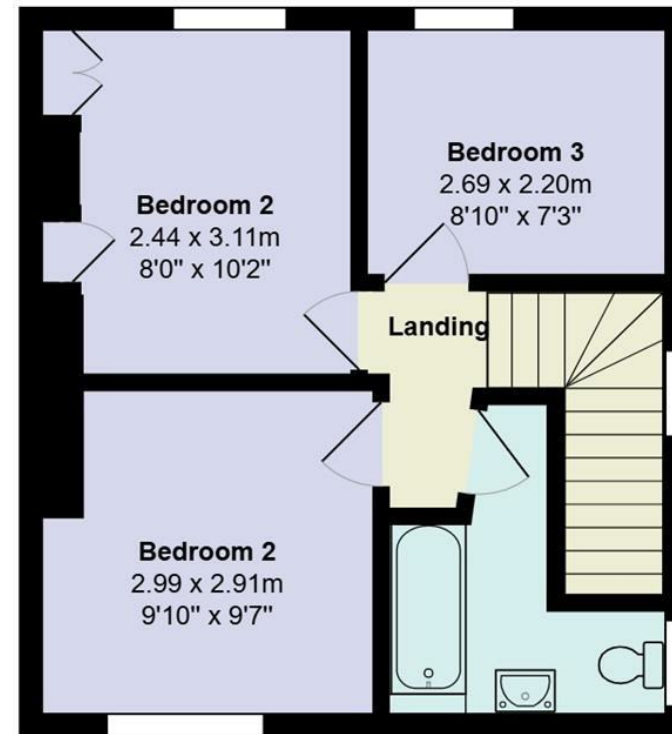
Services: All main services connected

Broadband: Superfast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

Location (What3Words) [:///drummers.lobster.like](#)





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.

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