

oakheart



£210,000

Guide Price

Wellington Close, Chedburgh.



** GUIDE PRICE £210,000-£230,000 **

This well presented, modern two bedroom end terrace home sits in the popular Suffolk village of Chedburgh. Surrounded by rolling countryside yet only a short drive from the historic market town of Bury St Edmunds, the village offers the best of both worlds – Peaceful village living with good access to shops, restaurants, and transport links

Built around 2017 forming part of an attractive modern development, the property blends a contemporary design with a warm, welcoming feel, making it an ideal first time buy or a perfect choice for those seeking a move to a friendly village community.

Stepping inside, a bright hallway gives access to all ground floor rooms. To the left is a

handy cloakroom, while to the right lies a stylish, well equipped kitchen. Thoughtfully designed, it features a front facing window that draws in natural light, complemented by sleek fitted units that offer excellent storage and generous workspace, combining contemporary style with everyday comfort and ease.

The spacious lounge sits at the rear of the home and offers a welcoming living area. With a window overlooking the garden and French doors opening directly outside, this room is ideal for relaxing and unwinding.

Upstairs, the landing leads to two generous double bedrooms and a stylish bathroom. The rear bedroom enjoys a lovely view over the garden and offers ample space for wardrobes, while the front bedroom benefits from great natural light plus a useful

built-in cupboard. The bathroom is finished with a white suite including a bath with shower over, wash basin, and WC.

Outside, the enclosed rear garden provides a low maintenance space ideal for outdoor dining or relaxing in the sun. Just beyond the front of the property is a parking area with two allocated spaces.

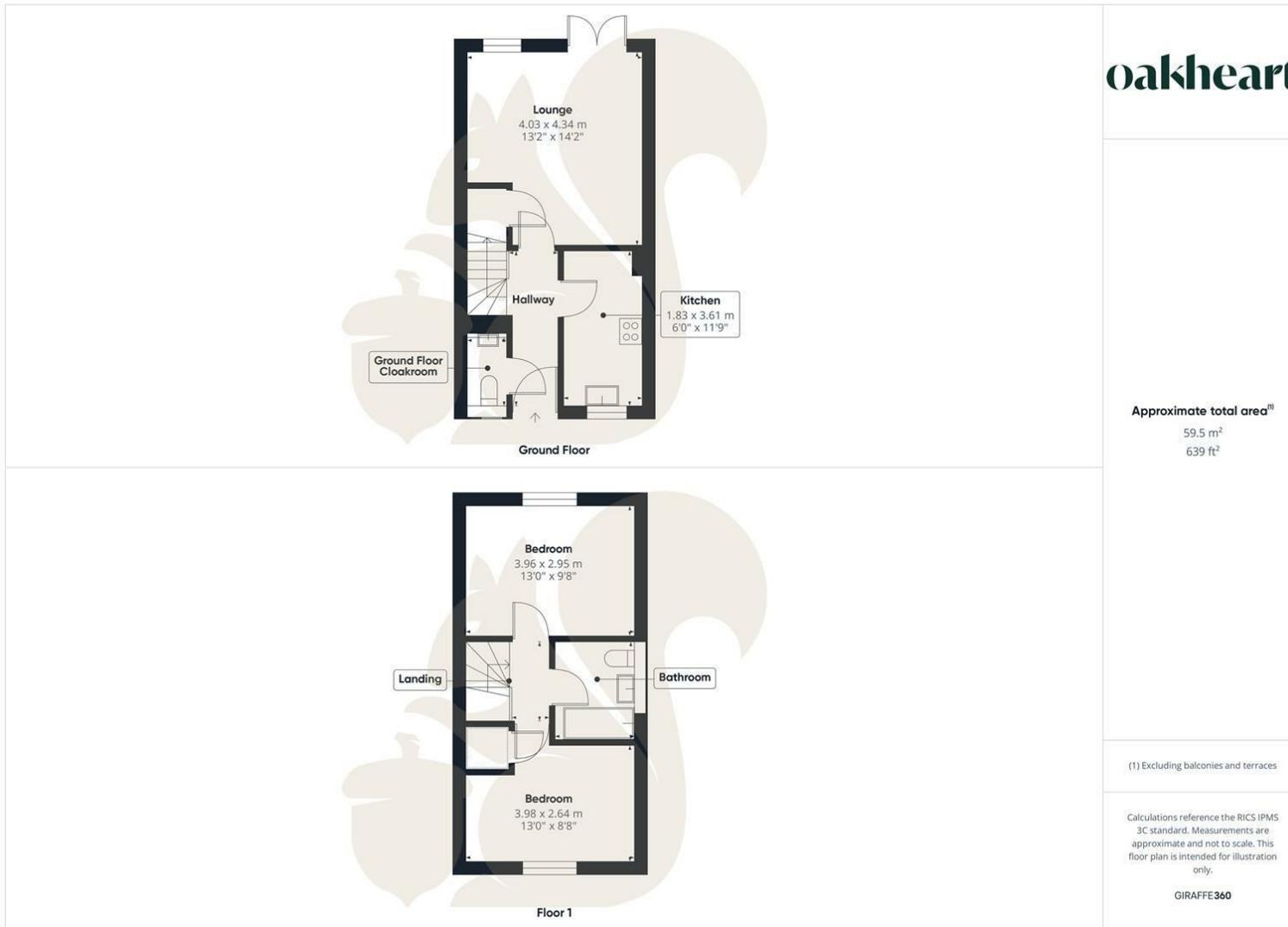
Ready to move into, this smartly designed home combines modern style with effortless living, presenting an excellent opportunity for first-time buyers, or those looking to downsize.











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Approximate total area⁽¹⁾
59.5 m²
639 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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