



**8 Stirling Close
Chedburgh, Bury St Edmunds**

**DAVID
BURR**

8 Stirling Close, Chedburgh, Bury St Edmunds, Suffolk IP29 4WD

Chedburgh began as an Anglo-Saxon settlement. Cedda was the name of the first family to settle there and the village name comes from Cedda's Beorg or hill. The village is located off the A143 and enjoys a small rural community with a village green, All Saints church and the village hall is home to activities and clubs including pilates, brownies, community choir and Little Teacups parent and toddler group. The village is located approximately 7 miles from the Cathedral town of Bury St Edmunds with its comprehensive range of schooling, shopping, recreational and cultural facilities.

Offered in excellent condition is this spacious two-bedroom end of terrace house in a tucked away cul-de-sac location in this recent one-off development, benefitting from off-road parking, landscaped rear gardens and proportionate living accommodation arranged over two floors.

A spacious and well-presented two-bedroom end of terrace house enjoying a cul-de-sac location and off-road parking in this well-regarded Suffolk village.

Entrance into;

ENTRANCE HALL: With stairs to first floor and door to;

SITTING/DINING ROOM: A substantial reception room with an understairs cupboard housing the consumer unit and offering further storage. Window and doors to rear gardens.

KITCHEN: With a range of matching wall and base units under work surfaces with an inset sink and drainer, electric hob and extractor fan. There is plumbing for a washing machine and an integrated fridge/freezer and dishwasher. The kitchen is finished with tiled flooring and a window to the front aspect.

CLOAKROOM: White suite comprising W.C. and handwash basin. Window to front aspect.

First Floor

LANDING: With door to;

BEDROOM 1: A double bedroom with window to rear aspect.

BEDROOM 2: A double bedroom with window to front aspect and integrated storage cupboard.

FAMILY BATHROOM: A well-appointed suite comprising WC, hand wash basin and panelled bath with shower attachment over.

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Outside

The property is situated towards the end of this tucked-away cul-de-sac and is approached by a footpath leading to the front door, with a generally low-maintenance front elevation, enjoying a specimen shrub which is bisected by the footpath. To the rear, the gardens are particularly low-maintenance with beautiful raised beds flanking the borders, a pea-shingle al-fresco dining area dominates the centre of the garden and a paved terrace immediately abuts the rear of the property with a paved walk-way leading to the rear gate which opens on to the parking area as well as retaining provision for a shed.

The property enjoys two allocated parking spaces, as well as having provision in the roads around the close for ample visitor parking.

EPC Rating: C.

SERVICES: Mains drainage, water and electricity. LPG Heating.

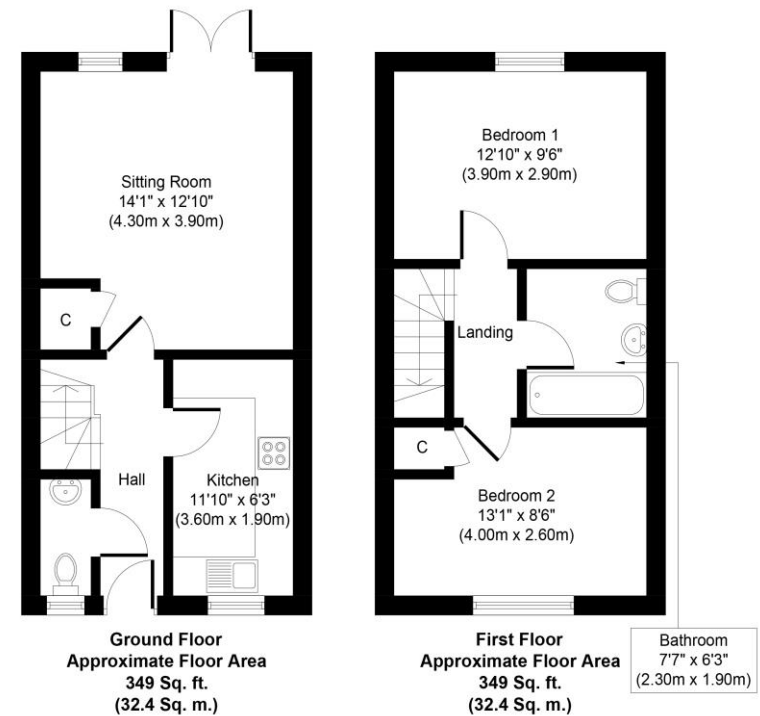
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU (01284 763233).

COUNCIL TAX: Band B - £1,549.83 per annum 2023/24.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office (01284 725525).

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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