



**26 Paddock Way,
Chedburgh, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

Chedburgh is a popular village with a church and is conveniently located approximately 5 miles south of the historic market town of Bury St Edmunds offering a wealth of amenities including shops, supermarkets, restaurants and bars, theatres, schools and medical services. The A14 provides fast access to Cambridge and Ipswich and commuter train services are available from all of the above as well as Newmarket and Audley End.

This exceptionally well-presented house has undergone an extensive programme of improvement/alteration and now provides light, spacious accommodation within this well-regarded village. The property overlooks a small greensward and is well placed for countryside walks and also has the benefit of a charming cottage style garden and garage.

An exceptionally well-presented house within a popular Suffolk village.

ENTRANCE VESTIBULE: A spacious area with space for coats, shoes, etc. Door to:-

ENTRANCE HALL: With staircase off and doors to:-

SITTING ROOM: Enjoying a lovely view over a small greensward. Large storage cupboard and opening to:-

KITCHEN/DINING ROOM: An exceptional space cleverly linked with the sitting room and including a set of double doors opening on to terracing and the garden beyond. The kitchen has been fitted with an extensive range of attractive matching modern units and thick oak worktops complete with matching display shelving. View over the rear garden and integrated appliances include fridge, freezer, bin storage, spice rack, washing machine, electric oven, 4-ring hob and extractor fan over.

First Floor

LANDING: Linen cupboard, access to loft storage space and doors to:-

BEDROOM 1: With large full height part-mirror fronted wardrobes and views over the garden with fields beyond.

BEDROOM 2: Overlooking the greensward.

BEDROOM 3: Currently utilised as a study and enjoying views over the the greensward.

BATHROOM: Attractively tiled and finished with a large bath that includes a distinct shower area, side screen and electric shower over. WC and wash hand basin with storage below.

Outside

Located behind the property is a:-

SINGLE GARAGE: With electric door, light and power connected.

The rear garden is one of the most attractive features of the property, the subject of much improvement and attention by the current owner to create an almost cottage style feel including a central expanse of lawn bordered by colourful well stocked beds, established trees, archways, roses and complemented by a covered area immediately behind the house. There is terracing designed with entertaining/dining Alfresco in mind. Further area utilised for bin storage and home to a shed. External lighting and water are connected.

26 PADDOCK WAY, CHEDBURGH, BURY ST. EDMUNDS, SUFFOLK. IP29 4UY

SERVICES: Main water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1588 – 2024.

EPC RATING: E – report available upon request.

BROADBAND SPEED: Up to 80Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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WHAT3WORDS: ///spinners.rounds.quote.

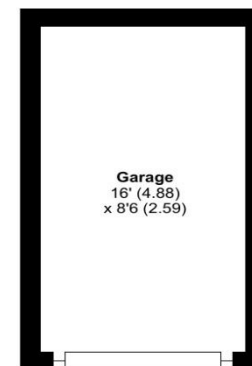
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

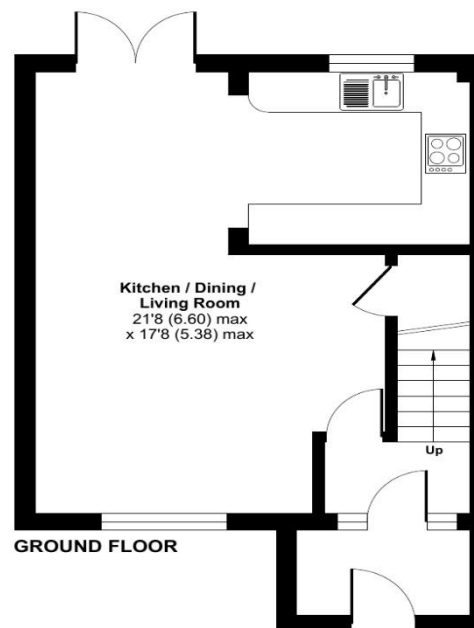


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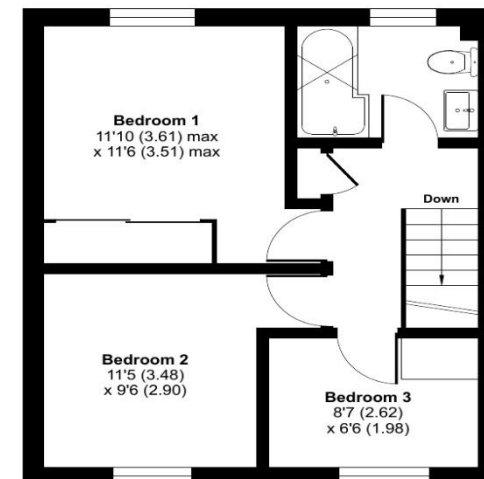
Approximate Area = 816 sq ft / 75.8 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 952 sq ft / 88.4 sq m
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Burr Ltd. REF: 1081470

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

