



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

**MARK · EWIN**  
BURY ST EDMUNDS

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This charming end-of-terrace residence, constructed in 2018, is situated in the picturesque village of Chedburgh.

Boasting two bedrooms, the property features a comfortable lounge, a well-appointed kitchen, and a convenient downstairs cloakroom.

Upstairs, you'll discover two inviting bedrooms and a modern bathroom.

Outside, the property offers the luxury of off road parking and a delightful garden, completing this idyllic abode.

**Additional Information:**

Tenure: Freehold

EPC Rating: C

Council Tax Band: B £1,517.53 (Source West Suffolk)

Services: Mains electric, water and drainage.

Heating offered via LPG central heating.

(Please note that none of these services have been tested by the selling agent.)



**Directions**

Travelling south west along the A134 passing through the village of Horringer and onward to Chedburgh. Opposite the Yara UK Limited turning, Turn right onto Silver Tree Way and then left. Continue on this road and then turn right onto Stirling Close where the property can be found.

**Location**

Located approximately five miles from Bury St Edmunds the village of Chedburgh provides a village hall that offers a number a recreational activities, the village also offers a pre-school 'Little Teapots'. The historic market town of Bury St Edmunds is nearby and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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**Accommodation:**

Sitting Room 14' 1" x 13' 0" (4.28m x 3.95m)

Kitchen 11' 11" x 5' 11" (3.62m x 1.81m)

Cloakroom 6' 6" x 3' 2" (1.98m x 0.97m)

Bedroom One 13' 0" x 9' 11" (3.95m x 3.02m)

Bedroom Two 13' 1" x 8' 8" (3.98m x 2.64m)

Bathroom 7' 4" x 6' 6" (2.24m x 1.98m)



**Additional Information:**

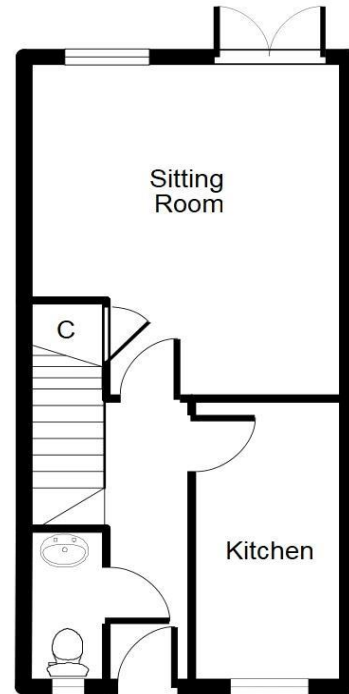
Council Tax Band: B

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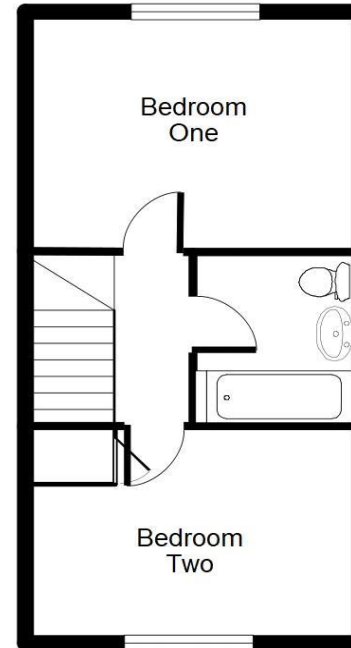
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**Offers In Excess of £190,000  
Freehold**





Ground Floor



First Floor

For identification only - Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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