



Beechcroft, Stanningfield, Suffolk, IP29 4RT

MARK · EWIN
BURY ST EDMUNDS

Beechcroft, Stanningfield, Bury St. Edmunds, Suffolk, IP29 4RT

A three-bedroom, detached bungalow located in the village of Stanningfield and offers field views to the rear along with off-road parking and a garage.

The bungalow offers accommodation to include an entrance porch and hallway, sitting room, fitted kitchen, three bedrooms and a shower room. Two of the bedrooms also benefit from built-in cupboards.

Outside, the front garden is laid to lawn and parking is offered via a driveway leading to a single garage. To the rear, the garden is mainly laid to lawn with a paved patio area, field views and planted beds hosting a variety of flowers and shrubs. At the rear of the garage, there is also access to a workshop.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area but variable.

(Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling along the A134 turn right signposted Stanningfield along Chapel Road, bear right onto Bury Road and Beechcroft will be located on your left-hand side just past The Red House Village Pub. Heading along Beechcroft, the property can be found on the right hand side.

Location

Stanningfield is an attractive Suffolk village located to the south of Bury St Edmunds and has facilities including public house and bus stop. The historic market town of Bury St Edmunds 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.

Accommodation:

Porch 5' 0" x 3' 7" (1.52m x 1.08m)

Hallway 4' 11" x 11' 9" (1.51m x 3.57m)

Sitting Room 15' 1" x 12' 10" (4.59m x 3.91m)

Kitchen 11' 1" x 11' 1" (3.38m x 3.38m)

Bedroom 14' 0" x 10' 8" (4.27m x 3.26m)

Bedroom 14' 0" x 11' 1" (4.27m x 3.38m)

Bedroom 7' 7" x 7' 9" (2.32m x 2.35m)

Shower Room 5' 10" x 7' 9" (1.79m x 2.36m)

Front & Rear Gardens

Driveway

Garage 16' 8" x 8' 3" (5.07m x 2.51m)

Workshop 13' 11" x 10' 9" (4.23m x 3.28m)

Additional Information:

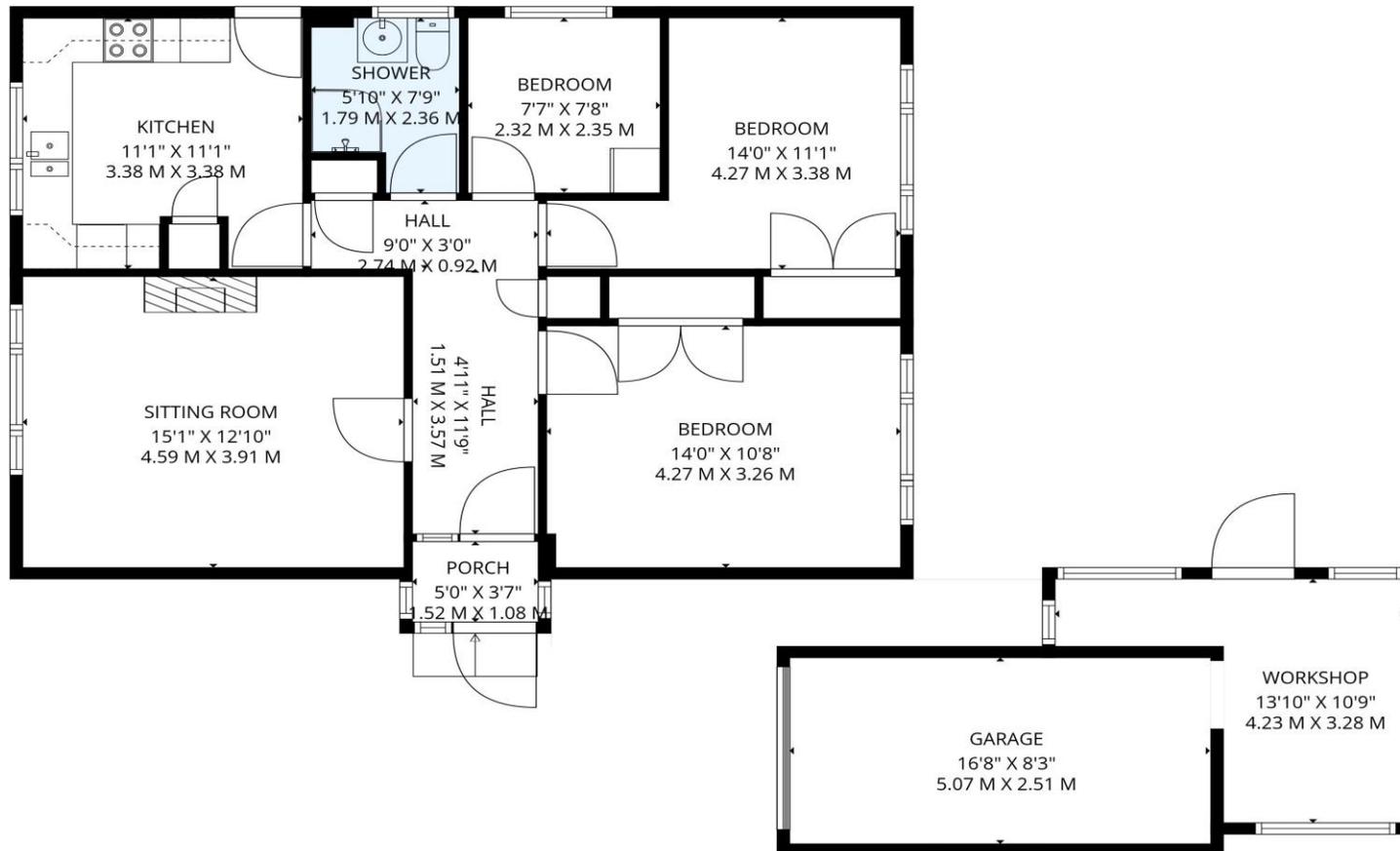
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

**Offers Over £280,000
Freehold**





TOTAL: 1113 sq. ft, 103 m²
 1st floor: 1113 sq. ft, 103 m²
 EXCLUDED AREAS: GARAGE: 137 sq. ft, 13 m², PORCH: 18 sq. ft, 2 m², WORKSHOP: 98 sq. ft, 9 m²,
 WALLS: 106 sq. ft, 10 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



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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