



Queens Lane, Chedburgh, Suffolk, IP29 4UX

**MARK · EWIN**  
BURY ST EDMUNDS



## Queens Lane, Chedburgh, Suffolk, IP29 4UX

A four-bedroom bungalow located in the village of Chedburgh and a renovation opportunity. The accommodation comprises an entrance hall, sitting room, kitchen/dining room, four bedrooms with the principal benefitting from built-in cupboards, a shower room with separate WC and a conservatory. Outside, the garden is laid to lawn and hosts a variety of mature shrubs and trees. Parking is offered via a driveway and leads to a single garage and carport.

Agents note: Prior to placing the property on the market, the vendors obtained Pre-Application advice from West Suffolk Council in November 2025 to establish the appropriate development routes following the adoption of the West Suffolk Local Plan 2024 to 2041 in July 2025. As part of the Pre-Application process the vendors also prepared a Site Location Plan and Indicative Plans, both of which are available upon request.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

Services: Mains Electric, Water and Drainage.

Heating via oil fired 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, turn right at The Green and right again onto The Street and then bear right onto Queens Lane where the property can be found on the left hand side.

### 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.



### Accommodation:

Entrance Hall 10' 2" x 6' 6" (3.09m x 1.97m)

Sitting Room 17' 9" x 13' 10" (5.41m x 4.21m)

Kitchen 10' 0" x 8' 5" (3.05m x 2.57m)

Dining Area 10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom 17' 0" x 10' 4" (5.19m x 3.14m)

Bedroom 8' 9" x 17' 0" (2.67m x 5.19m)

Bedroom 8' 8" x 12' 3" (2.64m x 3.73m)

Bedroom 8' 9" x 11' 11" (2.67m x 3.64m)

WC 5' 10" x 3' 1" (1.78m x 0.94m)

Shower Room 7' 3" x 8' 2" (2.22m x 2.50m)

Conservatory 6' 10" x 10' 9" (2.08m x 3.28m)

Rear Gardens

Carport 21' 8" x 11' 7" (6.61m x 3.54m)

Garage 21' 3" x 9' 2" (6.47m x 2.79m)

### Additional Information:

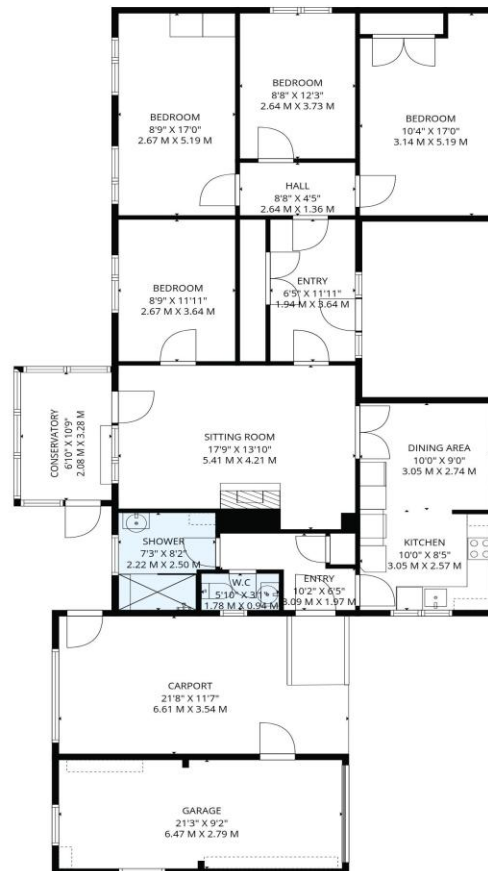
Council Tax Band: E

EPC Rating: E

Tenure: Freehold

**Guide Price £400,000**  
**Freehold**





**TOTAL: 1350 sq. ft, 125 m2**

**1st floor: 1350 sq. ft, 125 m2**

**EXCLUDED AREAS: GARAGE: 194 sq. ft, 18 m2, CARPORT: 225 sq. ft, 21 m2, WALLS: 142 sq. ft, 14 m2**

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



**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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