



New Road, Chevington, Bury St. Edmunds, Suffolk, IP29 5QL

**MARK · EWIN**  
BURY ST EDMUNDS



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A truly unique detached residence built by the current owners six years ago set within the village of Chevington. Externally the property offers gated access to the property with a block weave driveway offering off road parking, it is from here you can start to appreciate the exciting vernacular this property offers.

The unique octagonal shape, where the property derives its name, offers thoughtful accommodation comprising; glazed entrance porch giving access to the open plan kitchen / dining / sitting room, the kitchen offering an array of base and wall units, inset 1 1/2 bowl sink with drainer and instant boiling water tap, there is a Bosch induction hob with extractor hood over and two built-in ovens, one being a conventional oven the other a combination oven incorporating microwave, steam and conventional cooking, there is also a warming draw. Integrated appliances include fridge and dishwasher and there is a built-in bin store.

The kitchen offers both pelmet and under unit lighting and there is plenty of space for a dining room table and chairs. The sitting room offers French doors to the garden, this, in conjunction with the glazed porch, offers a light and bright space. There is a utility room leading from the kitchen and offers further base and wall units, sink and space for appliances with further door to the garden. The utility benefitting from an American style fridge freezer with built-in wine racks. There is also the added benefit of the third bedroom on the ground floor with built-in wardrobes and an ensuite shower room.

On the first floor, the two large bedrooms and the Jack and Jill bathroom can be found. The principal bedroom offers access to the balcony with further Juliette balcony and the bedroom offers plentiful built-in cupboard space. The Jack and Jill bathroom offers a double size shower enclosure with rain head shower as well as a bath and bidet. The second bedroom, which also has access to the balcony, benefits from built-in storage space and again benefits from Juliette balconies. Further benefits of the property include solar panels, triple glazing, under floor heating and air conditioning.

Outside, the block weave driveway continues with a block weave pathway circling the property, the gardens offers beds planted with an array of plants, flower and shrubs. The remainder of the garden is laid to lawn. There is also an undercover seating area perfect for entertaining.

Additional Information:  
Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)  
Services: Mains Electric, Water and Drainage. Heating offered via LPG. (Please note that none of these services have been tested by the selling agent.)



Directions

Leave Bury St Edmunds heading south west along the A143 passing through the village of Horringer, keep on the A143 until you see Chevington sign posted, turn on to Brookes Corner and continue along this road into the village of Chevington. At The Greyhound turn right onto Mill Road and bear left onto New Road, the property will be located on the right hand side just before Maltings Close.

Location

The village of Chevington is located seven miles south west of Bury St Edmunds and benefits from a local pub, The Greyhound, garage and All Saints Church. Nearby attractions also include Ickworth Park with further facilities found in Bury St Edmunds and Barrow.



### Accommodation:

Entrance Porch 11' 2" x 4' 7" (3.4m x 1.4m)

Kitchen / Dining Room 18' 8" x 15' 1" (5.7m x 4.6m)

Living Room 10' 6" x 15' 9" (3.2m x 4.8m reducing to 2.2m)

Shower Room

Utility Room 5' 3" x 14' 1" (1.6m x 4.3m)

First Floor Landing

Bedroom One 27' 3" x 14' 5" (8.3m x 4.4m)

Jack & Jill Bathroom 14' 5" x 10' 6" (4.4m x 3.2m)

Bedroom Two 14' 5" x 19' 0" (4.4m x 5.8m)

Bedroom Three 10' 6" x 12' 10" (3.2m x 3.9m reducing to 1.3m)

Outside

Driveway & Gardens

### Additional Information:

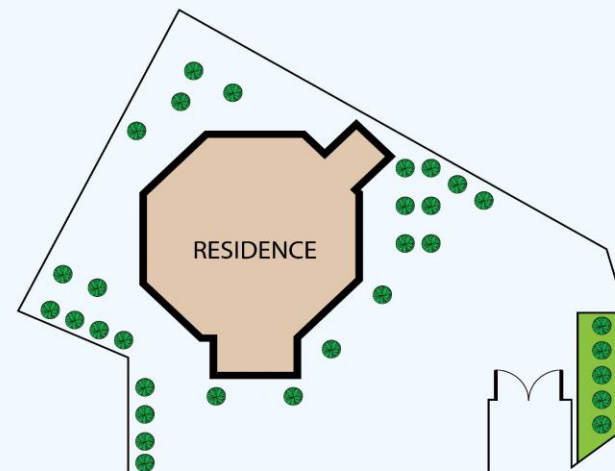
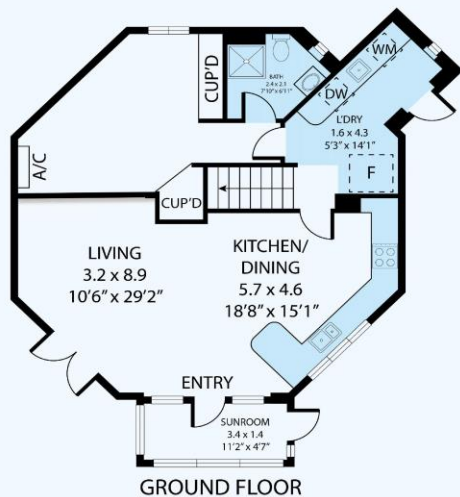
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Guide Price £475,000  
Freehold





27 New Road, Chevington IP295QL

TOTAL APPROX. FLOOR AREA 144 SQ.M - 1,550 SQ.FT

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**MARK · EWIN**  
ESTATE AGENTS · BURY ST EDMUNDS

**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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