

Lancaster Close, Chedburgh, Bury Saint Edmunds IP29 4UW

Asking price £285,000

EPC Rating: D Council Tax Band: B



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Situated on Lancaster Close in the charming village of Chedburgh, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 990 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining guests.

The well-appointed kitchen provides ample space for culinary pursuits, while the bathroom is conveniently located to serve the needs of the household. Each of the three bedrooms is generously sized, making them suitable for families or those seeking extra space for guests or a home office.

The surrounding area boasts a peaceful atmosphere, with local amenities and scenic countryside within easy reach. This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of a well-designed home. Whether you are a first-time buyer or seeking a family residence, this house on Lancaster Close is sure to impress.

### Sitting Room

This welcoming sitting room is bright and spacious, featuring a large window that fills the space with natural light. The room is elegantly finished with neutral walls and a stylish herringbone patterned floor that adds character and warmth. The open doorway leads through to the dining room, creating a natural flow between the spaces, perfect for both relaxing and entertaining.

### Dining Room

The dining room is neatly positioned adjacent to the sitting room and kitchen, lending itself well to family meals and social gatherings. It enjoys plenty of natural light from the window and offers ample space for a dining table and chairs. The room's layout ensures ease of movement to and from the kitchen, making mealtimes both practical and enjoyable.

### Kitchen

A contemporary kitchen fitted with dark cabinetry topped with wooden work surfaces that add warmth and a natural feel. The kitchen is complemented by

integrated appliances, including an oven and dishwasher, and features a central island with barstools providing a casual dining or breakfast area. Light wooden flooring and white tiled splashbacks with subtle detailing maintain a fresh and modern atmosphere. Windows provide good natural light, enhancing the welcoming feel of this practical space.

### Bedroom One

Bedroom One is a comfortable and generously sized room, featuring a large window that fills the space with natural light. The room is styled in neutral tones, offering a calm and restful environment. There is ample space for a double bed, bedside tables, and additional furniture such as dressers or wardrobes to suit your storage needs.

### Bedroom Two

Bedroom Two is a good-sized room ideal for a child's room or guest bedroom. It has a sizeable window that provides natural light and is decorated in soft, neutral colours. The room comfortably accommodates a bunk bed alongside storage units, making it a practical space for younger family members or visitors.

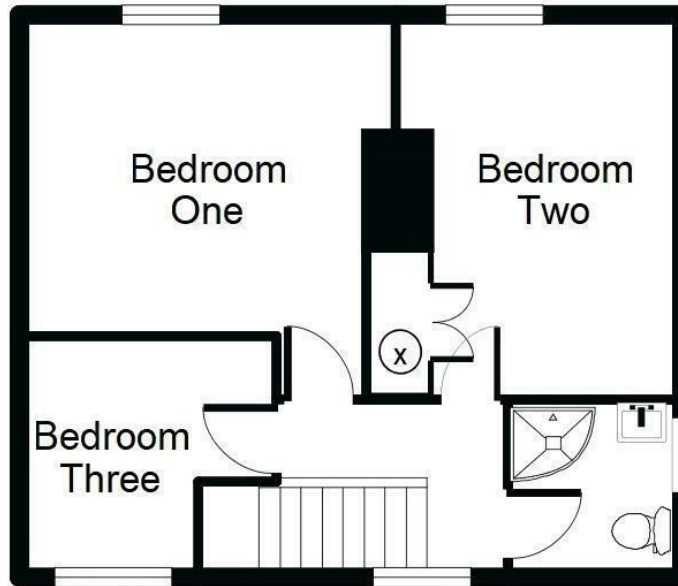
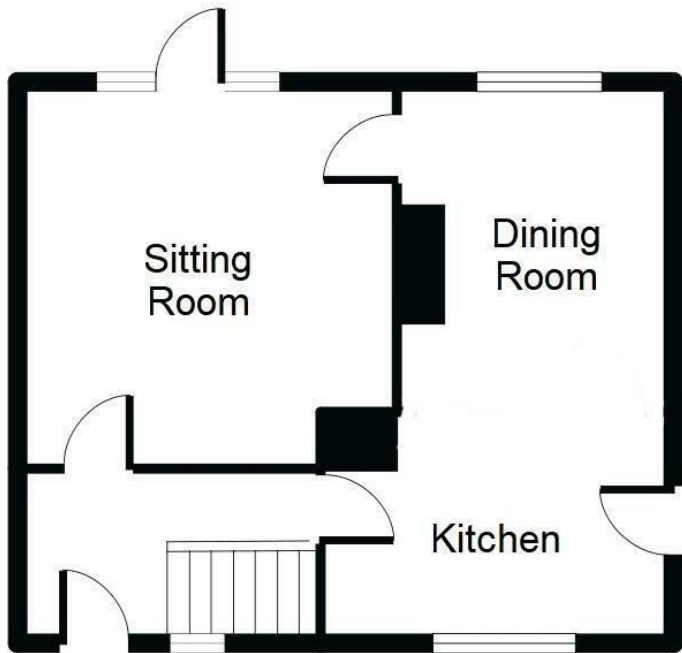
### Bedroom Three

This smaller bedroom is perfectly suited as a nursery or single bedroom, featuring a sizeable window and light-coloured walls. The room is furnished with a cot and a small armchair, creating a cosy and practical space for a young child.

### Bathroom

A smart bathroom finished in a modern palette with subtle tiling to the walls. It includes a white suite comprising a bath with shower over, a pedestal basin, and a close-coupled toilet. The frosted window allows privacy while still letting in natural light, making the room feel bright and clean.





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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	