



The Croft, Bardwell, Bury St. Edmunds, IP31 1AN

Price Guide £330,000



## DRAFT DETAILS

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We are pleased to present: A well presented link-detached chalet in a cul-de-sac, in this popular NE village. Hall, Re-fitted Cloakroom, Study/Bedroom 4, Lounge/Dining Room, Conservatory, Re-fitted Kitchen/Breakfast Room, 3 Bedrooms, Re-fitted Bathroom, Garage, Generous Parking, Front & SOUTH-FACING Rear Garden, NO CHAIN, VIEW ASAP.

### DESCRIPTION

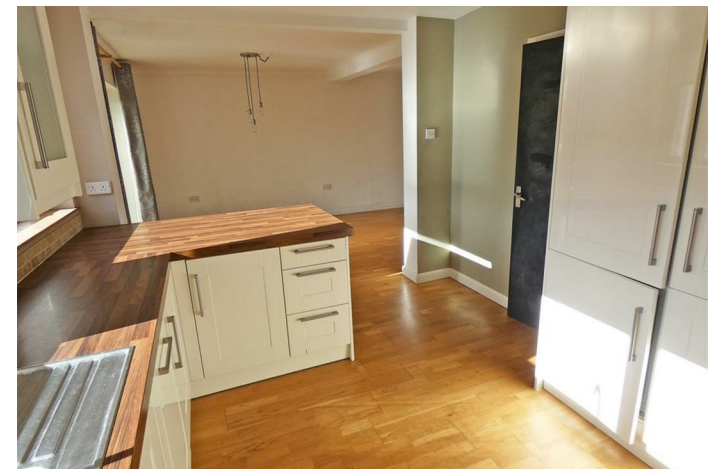
This spacious link-detached chalet presents with brick elevations and a tiled roof. Boasting spacious and well proportioned accommodation, the property has undergone many improvements over the years, with works including a refitted Cloakroom, Kitchen and Bathroom, together with the addition of a Conservatory and gas fired heating via radiators. Externally, there is a particularly private SOUTH-FACING GARDEN, a generous driveway, providing parking space for up to three cars, and a Garage.

### DIRECTIONS

From Bury St Edmunds, proceed along the A143 towards Diss. Continue through Great Barton and on reaching Ixworth, continue over the roundabout and up the by-pass. At the next roundabout turn left signposted towards Thetford and then turn immediately right towards Bardwell. Continue along into Bardwell and through the village, along Low Street, and round into Quaker Lane. Turn left into The Croft, and follow the road around behind the green, where the property is located, at the end of the cul-de-sac.

### HALL

Approached via a UPVC part glazed front door with part glazed side panel. Oak floor, Stairs to first floor, with built-in understairs storage cupboard, radiator.



### **CLOAKROOM 5'11" X 3'8" (1.80M X 1.12M)**

Re-fitted with white suite comprising wc, inset wash basin with mixer tap, oak floor, UPVC frosted window to side.

### **STUDY/BEDROOM 4 8'6" X 7'11" (2.59M X 2.41M)**

Cupboard housing consumer unit, wall mounted Worcester gas combination boiler, radiator, UPVC window to front.

### **LOUNGE/DINING ROOM 22'9" X 10'11" (6.93M X 3.33M)**

Oak floor, TV point, vertical radiator, UPVC window to front, Open-plan to Kitchen/Breakfast Room, sliding double glazed patio door to:

### **CONSERVATORY 11'5" X 10'7" (3.48M X 3.23M)**

Wooden tiled floor, UPVC windows to sides and rear, UPVC glazed double doors to rear garden.

### **KITCHEN/BREAKFAST ROOM 14'2" X 9'10" (4.32M X 3.00M)**

Re-fitted with range of cream gloss 'Shaker' style base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset Bosch 5-burner gas hob with stainless steel and glass cooker canopy over, built-in Bosch electric double oven/grill, integrated Bosch fridge/freezer, integrated Bosch dishwasher, integrated Bosch washing machine, pull-out larder unit, breakfast bar, pan drawers, oak floor, LED downlights, radiator, two UPVC windows to rear, UPVC part glazed door to side.

### **FIRST FLOOR LANDING**

Loft access.

### **BEDROOM 1 18'10" MAX X 11'9" RED TO 7'6" (5.74M MAX X 3.58M RED TO 2.29M)**

Sloping ceilings. Two eaves cupboards, two radiators, UPVC dormer window to front.

AGENT'S NOTE: Owing to the size of this room and the position in the property, it is felt there could be potential to add an En-Suite, if desired.

### **BEDROOM 2 10'11" X 9'0" (3.33M X 2.74M)**

Maximum measurements. Sloping ceilings, Eaves cupboard, radiator, UPVC dormer window to front.

### **BEDROOM 3 10'11" MAX RED TO 7'11" X 9'6" (3.33M MAX RED TO 2.41M X 2.90M)**

Sloping ceiling. Eaves cupboard, radiator, UPVC dormer window to rear.

### **BATHROOM 6'11" X 6'5" (2.11M X 1.96M)**

Re-fitted with white suite comprising panelled bath with mixer shower attachment and separate shower controls, wc, pedestal wash basin with mixer tap, fully tiled walls, shaver point, chrome vertical radiator/towel rail, UPVC frosted dormer window to rear.

### **OUTSIDE**

To the front the garden is partly enclosed by fencing, being laid mainly to lawn with borders. A shingle driveway provides vehicular standing for up to three cars, with the potential for more parking being provided, by utilising some of the front garden, if desired. This leads to a GARAGE: 16'3" x 7'9" (4.95m x 2.36m), with up and over style door, power and light connected. A gate gives pedestrian side access, where there is also an outside water tap, to the SOUTH-FACING rear garden, which affords a good degree of privacy. It is enclosed by fencing, being laid principally to lawn with borders, paved patio area, space for a shed, if required, and a gate providing pedestrian rear access.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band C.

### **BARDWELL & AREA**

Bardwell is a well-served village, situated about 10 miles north-east of Bury St Edmunds. Amenities include a Primary School, Post Office, Village Hall, Recreation Field, two Public Houses - one with





accommodation, the Windmill and an active local community with various sports clubs and a baby and toddler group. The larger nearby village of Ixworth has a wide range of shops and amenities, including a General Store, Mobile Post Office, Primary School and Secondary School - both Ofsted highly rated, two Public Houses, quality Restaurant, Doctor's Surgery, Pharmacy, Cafe, Butchers, Parish Church, Fish and Chip Shop and Chinese Takeaway. The busy Village Hall offers a Library, many social and sports clubs, and there is a Playing Field and Children's Play area. The town of Stowmarket is about 12 miles South East, and has a mainline rail link to London's Liverpool Street, in approximately 80 minutes.



### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.



Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### **TRANSPORT LINKS**

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

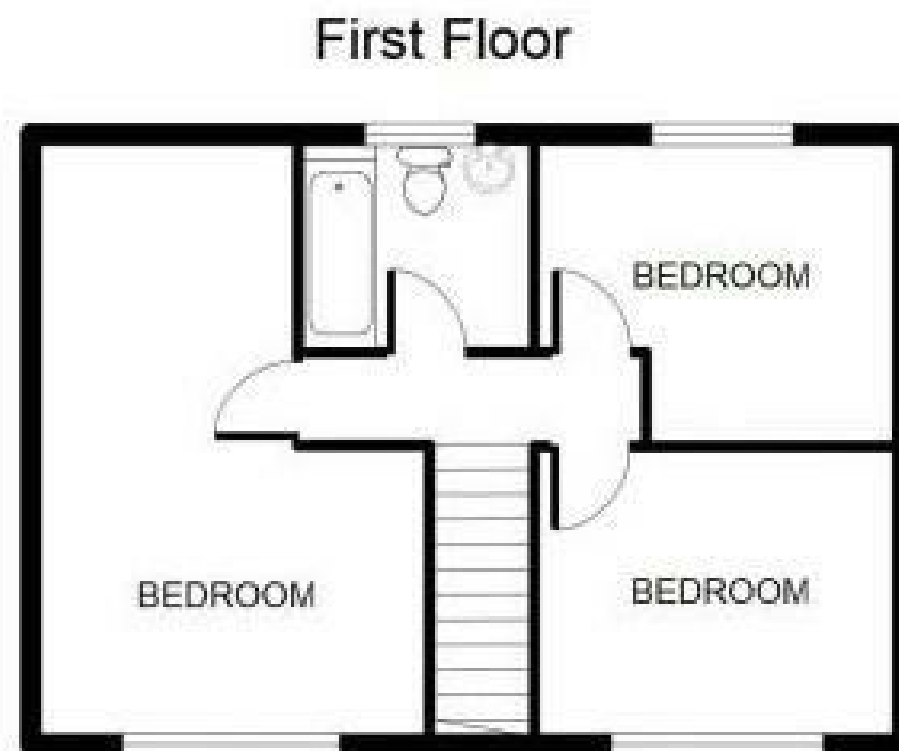
### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>






FLOORPLAN



For identification only. (Not to scale)

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

**Mobile: 07803 138 123**

**Email: [info@coakleyandtheaker.co.uk](mailto:info@coakleyandtheaker.co.uk)**

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## PROPERTY SUMMARY

- **BARDWELL**
- **HALL**
- **RE-FITTED CLOAKROOM**
- **STUDY/BEDROOM 4**
- **LOUNGE/DINING ROOM**
- **CONSERVATORY**
- **RE-FITTED KITCHEN/BREAKFAST ROOM**
- **3 BEDROOMS**
- **RE-FITTED BATHROOM**
- **FRONT & SOUTH-FACING REAR GARDEN, GARAGE & GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, NO CHAIN, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** **PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.