



2 Tennis Field, Chevington

Guide Price £350,000

THE
M&G
PARTNERSHIP



2 Tennis Field

Chevington, Bury St. Edmunds

- Lovely tucked away village setting
- Beautifully presented and much improved
- Sitting room, dining room, utility
- Attractive shaker style kitchen
- Main bedroom with ensuite WC
- 2 further bedrooms, & bathroom
- uPVC sealed unit double glazed windows
- Oil fired central heating
- Pleasant rear gardens, parking and garage

A HIDDEN GEM - This beautifully presented three-bedroom detached bungalow occupies a lovely tucked-away position in the heart of the sought-after Suffolk village of Chevington.

Much improved by the current owner, the property offers bright, well-proportioned accommodation including a welcoming entrance hall, spacious sitting room with attractive fireplace, dining area opening onto the rear garden and a stylish Shaker-style kitchen with integrated appliances. There are three good-sized bedrooms, with an en-suite WC to the principal bedroom, together with a family bathroom. Recently replaced uPVC double glazing and oil-fired central heating add to the comfort.

Chevington offers a strong village community, beautiful countryside and easy access to Bury St Edmunds, around seven miles away, with Ickworth Park also close by.



Interested? Call Us On
01284 755526

Entrance Hall

Sitting Room

14' 3" x 11' 9" (4.34m x 3.58m)

Dining Area

10' 6" x 10' 0" (3.20m x 3.06m)

Kitchen

11' 9" x 8' 8" (3.58m x 2.63m)

Bathroom

Utility

9' 8" x 5' 8" (2.94m x 1.73m)

Bedroom 1

11' 10" x 10' 8" (3.61m x 3.25m)

En Suite Cloakroom

Bedroom 2

11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom 3

9' 0" x 8' 9" (2.75m x 2.66m)

Garage

17' 0" x 9' 6" (5.19m x 2.89m)

Gardens

The generous front garden is mainly laid to lawn, complemented by mature shrubs and colourful flower borders. A gated side path leads to the sunny south-westerly rear garden, which boasts a variety of plants and a spacious patio, ideal for relaxing or alfresco dining. Additional features include a garden shed, a single garage with an electric door, and driveway parking.

Agents Note

Tenure: Freehold Council Tax: Band D West Suffolk Meins



 Interested? Call Us On
01284 755526

Sitting Room

14' 3" x 11' 9" (4.34m x 3.58m)

Dining Area

10' 6" x 10' 0" (3.20m x 3.06m)

Kitchen

11' 9" x 8' 8" (3.58m x 2.63m)

Bathroom**Utility**

9' 8" x 5' 8" (2.94m x 1.73m)

Bedroom 1

11' 10" x 10' 8" (3.61m x 3.25m) with En suite cloakroom

Bedroom 2

11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom 3

9' 0" x 8' 9" (2.75m x 2.66m)

Garage

17' 0" x 9' 6" (5.19m x 2.89m)

Gardens

The generous front garden is mainly laid to lawn, complemented by mature shrubs and colourful flower borders. A gated side path leads to the sunny south-westerly rear garden, which boasts a variety of plants and a spacious patio, ideal for relaxing or alfresco dining. Additional features include a garden shed, a single garage with an electric door, and driveway parking.

Agents Note

Tenure - Freehold Council Tax - Band D - West Suffolk Mains electric and water services connected Energy Performance Cert - D Ofcom States - Superfast Broadband available Mobile - all providers likely - outdoors what3words ///noun.refreshed.standard



Interested? Call Us On
01284 755526





For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

Please note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.