Felsham Road, Bradfield St. George, Bury St. Edmunds

Sheridans

Felsham Road, Bradfield St. George, Bury St. Edmunds IP30 0AS

Guide Price £275,000

Nestled in the heart of this popular village, this well-proportioned two-bedroom semi-detached bungalow offers a rare opportunity to update and personalise a property rich in local history. Formerly the village post office and owned by the same family for approximately 50 years, it is now offered to the market with no onward chain. The property presents an ideal opportunity for buyers to create a home tailored to their own tastes and requirements, with further scope to extend, subject to the necessary planning permissions and consents.

The accommodation in brief comprises an entrance hall leading to a bright and spacious sitting room with windows to both the front and rear aspects, allowing an abundance of natural light. An inner hallway provides access to a courtyard area and side entrance. The good-sized kitchen is fitted with a range of storage units and ample worktop space, with room for a freestanding cooker and additional appliances. A useful utility nook leads through to a versatile reception room, ideal as a dining room, home office or potential third bedroom, subject to buyer requirements. There are two well-proportioned double bedrooms, one benefiting from dual-aspect windows and a wash hand basin. These are served by a recently updated wet room. The bungalow benefits from high ceilings, uPVC double glazing and oil-fired central heating throughout.

Occupying a generous plot in a sought-after village setting, the property offers excellent potential for further enhancement, making it an attractive proposition for those seeking a home they can truly make their own.

Outside
The property is approached via a driveway providing off-road parking, with post-and-rail fencing and double gates opening onto a gravelled area offering additional parking. Enjoying attractive countryside views, the property occupies a generous plot with gardens extending to the front, side and rear. Predominantly laid to lawn, the gardens provide ample outdoor space and offer excellent potential for landscaping or further enhancement. There is also a hardstanding area suitable for a garden shed or could be for a garage, and has running electricity to it, together with the oil storage tank.

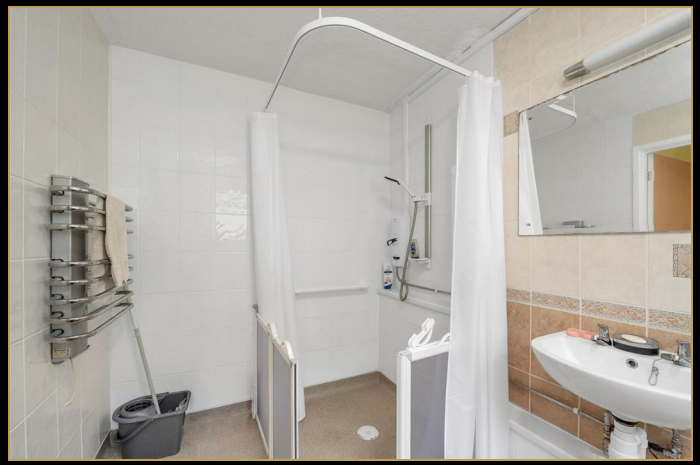
Location
The property enjoys a delightful setting affording far reaching views to the surrounding countryside with easy access to Bradfield Woods, an ancient woodland with a 700-year heritage and described by the Suffolk Wildlife Trust as: “one of the richest woods in Britain”. It’s a small, quiet and historic woodland and a magnificently peaceful setting in which to take a stroll. Within the village is an historic church and a village hall whilst being approximately 15 minutes from Bury St Edmunds and 45 minutes from Cambridge Science Park. It’s also has easy access to train station at Thurston and approximately 20 minutes away from Stowmarket station making it an excellent location for those commuting to Ipswich, Cambridge or London. This area is also served by good local state and private schools.

Directions
Take the A134 from Bury St Edmunds towards Sudbury then at Sicklesmere post office turn left and continue onto Felsham Road where the property will be on the left hand side.

3 What Words ///stems.disband.richly

- CHAIN FREE
- Scope to update/extend (stpp)
- Well proportioned accommodation
- Two reception rooms
- Good sized kitchen
- Wet room
- Ample off road parking
- Gardens to front, side and rear
- Popular village location

Services
Mains water, drains and electricity. Oil fired central heating.
Council West Suffolk - Tax Band C. EPC Rating: D.
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk



TOTAL FLOOR AREA : 904sq.ft. (84.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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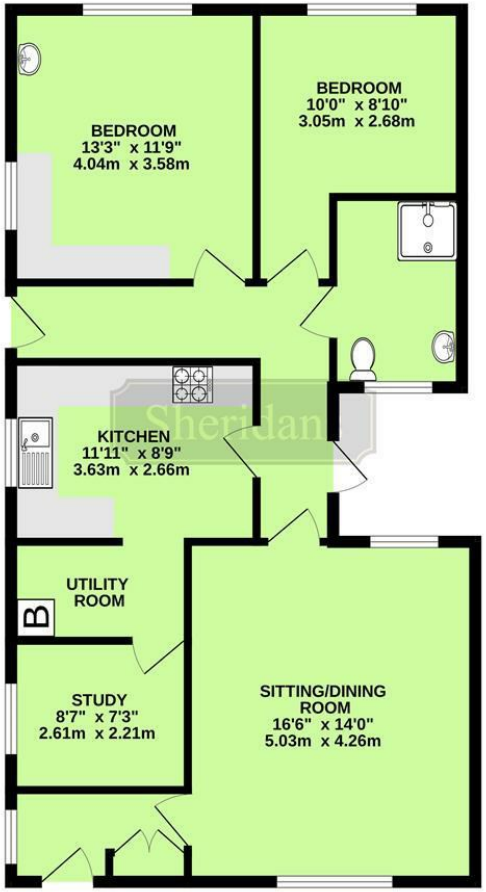

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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The Property Ombudsman

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