

DRAFT DETAILS
CEDARWOOD, LOW STREET, BARDWELL
BURY ST. EDMUNDS
IP31 1AS

Coakley & Theaker (OH) present: A well presented non-estate detached chalet in popular N/E village. Hall, Lounge, 2-Area Kitchen/Dining Room, Lobby, Re-fitted Cloakroom & Bathroom, Inner Hall, 3 Double Bedrooms - 1 En-Suite Shower/Dressing Room, Garage, Generous Parking, Front & Large, Well Maintained Rear Gardens, **VIEW ASAP.**



2119A

New Price Guide £325,000

ENTRANCE HALL, LOUNGE WITH FIREPLACE, 2-AREA KITCHEN/DINING ROOM, INNER LOBBY, RE-FITTED CLOAKROOM & BATHROOM, INNER HALL, GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER/DRESSING ROOM, 2 FURTHER DOUBLE BEDROOMS, GARAGE, GENEROUS PARKING, FRONT & ATTRACTIVE, LARGE & WELL MAINTAINED REAR GARDENS, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, SCOPE TO EXTEND (STP), EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS & VILLAGE : 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, where the property is located, set-back and elevated on the right, just before Knox Lane.

Bardwell is a well-served village, situated north-east of Bury St Edmunds, towards Diss. 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.

ENTRANCE HALL : Approached via a UPVC part glazed front door with UPVC glazed side panel. Built-in understairs storage cupboard, Parquet woodblock tiled floor.

LOUNGE : 6.10m (20'0") x 3.48m (11'5") The focal point being a brick fireplace (potential for open fire or woodburner), with gas fire point and tiled hearth, TV point, two radiators, UPVC bow window to front, UPVC window to side, arch to:

KITCHEN/DINING ROOM : 5.08m (16'8") x 2.84m (9'4") Two distinct separate areas:

DINING ROOM: Telephone point, radiator, UPVC bow window to side, UPVC glazed double doors to rear garden. Open-plan to:

KITCHEN: Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap, electric cooker point with cooker canopy over, glazed display cabinets, concealed lighting, plumbing for dishwasher, UPVC window to rear, arch to:

SECOND KITCHEN AREA : 2.06m (6'9") x 1.68m (5'6") Base and wall mounted units, work surfaces, tiled splashbacks, glazed display cabinet, space for fridge or freezer. Door to Inner Hall.

INNER LOBBY :

CLOAKROOM : Re-fitted with white suite comprising bidet wc, wall mounted wash basin with mixer tap, tiled splashbacks, sealed unit frosted window to rear.

BATHROOM : 2.87m (9'5") x 1.80m (5'11") Re-fitted with white suite comprising panelled spa-bath with centre 'swan-neck' style mixer tap and shower unit over, wc with concealed cistern, vanity units with inset wash basin with 'swan-neck' style mixer tap, tiled splashbacks, electric radiator, plumbing for water softener, sealed unit frosted window to rear.

INNER HALL : Stairs to first floor.

BEDROOM 1 : 3.38m (11'1") x 3.02m (9'11") + door recess Radiator, UPVC windows to front and side.

EN-SUITE : 2.95m (9'8") x 1.90m (6'3") White suite comprising tiled double shower enclosure with shower unit, pedestal wash basin, tiled splashbacks, shaverlight, extractor fan, range of built-in wardrobes, radiator, Velux rooflight to rear.

FIRST FLOOR LANDING : UPVC dormer window to front.

BEDROOM 2 : 3.91m (12'10") into recess x 3.40m (11'2") max Sloping ceilings, two eaves storage cupboards, built-in airing cupboard housing hot water tank, loft access, radiator, UPVC dormer window to front, UPVC window to side.

BEDROOM 3 : 3.51m (11'6") max x 3.02m (9'11") + door recess Sloping ceilings, exposed floorboards, two eaves storage cupboards, radiator, UPVC dormer window to front, UPVC window to side.

OUTSIDE : To the front the property is elevated and set well back from the road. The front garden is enclosed by hedging, being laid mainly to lawn with borders. A gravel driveway and turning area provides vehicular standing for up to six cars, or could provide space for a trailer/caravan etc. This leads to a **GARAGE: 5.26m (17'3") x 2.74m (9'0")**, with up and over style door, power and light connected, plumbing for washing machine, sink unit, oil boiler and UPVC personal door to the rear. A gate gives side access to the large rear garden, which affords a high degree of privacy. This garden is a particular showpiece feature of this property and a credit to the current owners, who have stocked and maintained it to a particularly high level. It is enclosed by fencing and hedging, being laid principally to lawn with well stocked borders, fruit trees including apple, pear, plum and cherry, together with a mature walnut tree. There are various seating areas, including a good size paved patio area, to both the side and rear of the property, together with one in the lawn and another shingle seating area, hidden behind mature shrubs and borders. There is an ornamental pond, separate water feature, an outside water tap, external power socket, **TIMBER SHED, GREENHOUSE** and a plastic oil tank.

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.

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.






Cedarwood, Bardwell, IP31 1AS

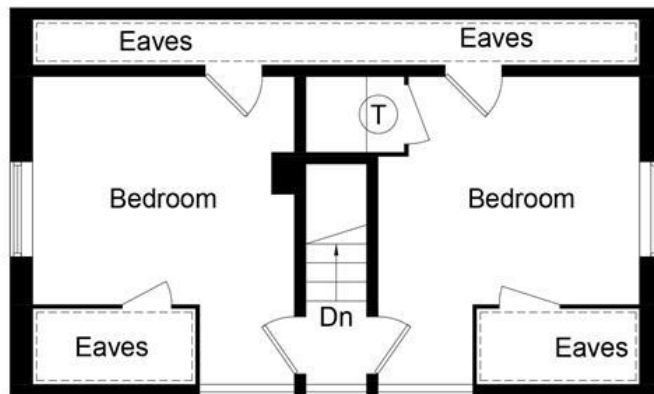
Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft

Garage = 15.0 sq m / 161 sq ft

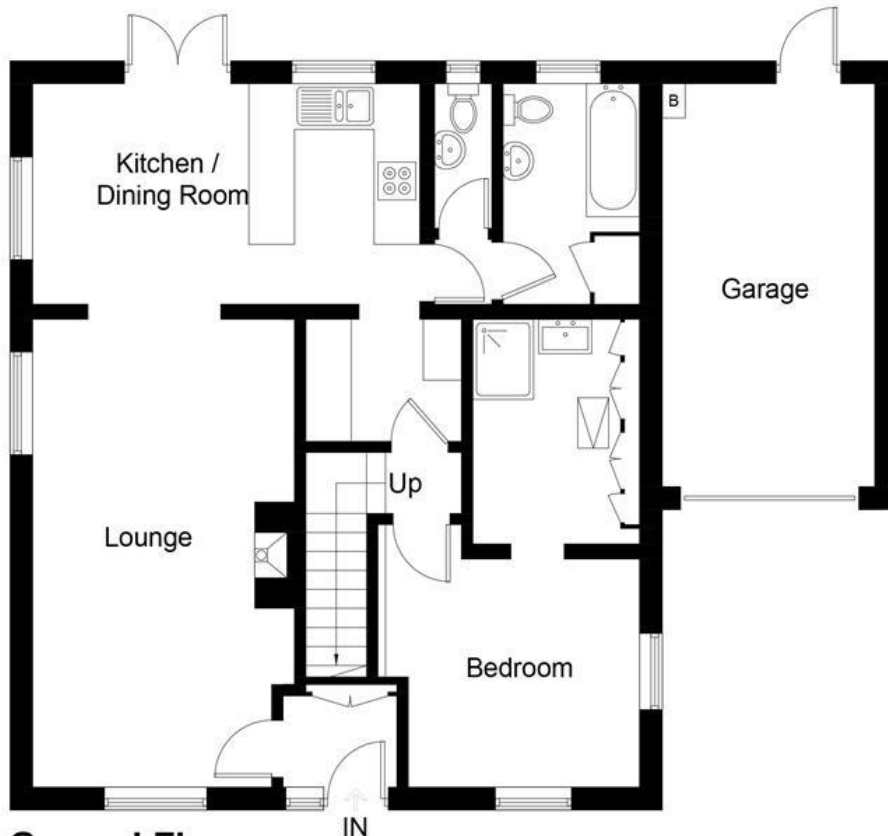
Total = 116.3 sq m / 1251 sq ft
(Excluding Eaves)



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate



Cedarwood, Low Street, Bardwell, BURY ST. EDMUNDS, IP31 1AS

Dwelling type: Detached bungalow
 Date of assessment: 15 July 2019
 Date of certificate: 15 July 2019
 Reference number: 8004-1656-2529-4397-5313
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 99 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

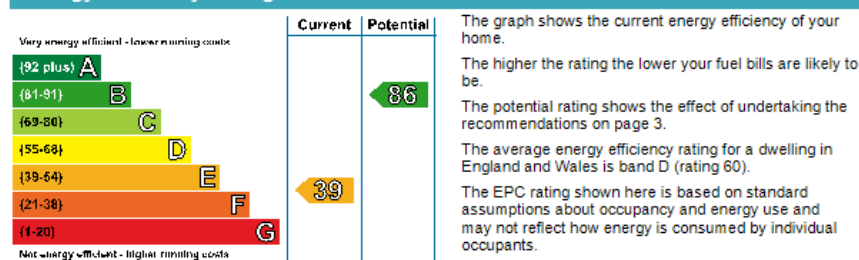
Estimated energy costs of dwelling for 3 years:	£ 3,726
Over 3 years you could save	£ 1,959

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 216 over 3 years	
Heating	£ 2,910 over 3 years	£ 1,332 over 3 years	
Hot Water	£ 507 over 3 years	£ 219 over 3 years	
Totals	£ 3,726	£ 1,767	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,089
2 Cavity wall insulation	£500 - £1,500	£ 162
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 225

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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