

DRAFT DETAILS
18 ASHFIELD ROAD, NORTON
BURY ST. EDMUNDS
IP31 3NJ

OPEN HOUSE (C & T) present: A spacious, established semi-detached house, situated in this popular village East of Bury St Edmunds. Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Area, Cloakroom, 3 Bedrooms, Re-fitted Shower Room, Large Corner Plot Gardens, Generous Parking, Scope to Extend (stp), **VIEW ASAP.**



2243

Price Guide £320,000

ENTRANCE LOBBY, HALL, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY AREA, CLOAKROOM, 3 BEDROOMS, RE-FITTED SHOWER ROOM, LARGE CORNER PLOT WITH FRONT, SIDE & REAR GARDENS, GENEROUS PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, POPULAR VILLAGE, POTENTIAL TO EXTEND (STP), EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell and Woolpit. At the roundabout, take the first exit, onto the A1088, towards Norton and Ixworth. Continue along, and on reaching Norton, at the service station, turn right into Ashfield Road. Proceed along, past the left and right bends, and the property is located on the right, at the corner with Prospect Road.

ENTRANCE LOBBY : Approached via a replacement part glazed front door.
Opening to:

HALL : Stairs to first floor with open storage area beneath, picture rail, radiator.

SITTING ROOM : 4.24m (13'11") x 3.33m (10'11") The focal point being a fireplace (currently sealed), with surround and inset electric fire, built-in storage cupboards, display recess, TV point, telephone point, radiator, UPVC glazed double doors to rear garden.

DINING ROOM : 3.30m (10'10") x 3.02m (9'11") Radiator, UPVC window to rear.

KITCHEN/BREAKFAST ROOM : 3.73m (12'3") x 2.13m (7'0") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit, electric cooker point, plumbing for dishwasher, breakfast bar, extractor fan, radiator, two UPVC windows to front, open arch to:

UTILITY AREA : 2.57m (8'5") inc to 4.24m (13'11") x 2.13m (7'0") Base and wall mounted units, work surface, tiled splashbacks, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, oil boiler, radiator, UPVC window to side, replacement part glazed door to side and garden.

CLOAKROOM : White suite comprising wc, wall mounted wash basin, tiled splashbacks, radiator, UPVC frosted window to side.

FIRST FLOOR LANDING : Built-in airing cupboard housing pressurised water tank, loft access, consumer unit, UPVC window to front.

BEDROOM 1 : 4.22m (13'10") x 3.33m (10'11") Sealed fireplace, radiator, UPVC window to rear.

BEDROOM 2 : 3.53m (11'7") x 3.33m (10'11") Radiator, UPVC window to rear.

BEDROOM 3 : 2.62m (8'7") + door recess x 2.13m (7'0") Radiator, UPVC window to front.

SHOWER ROOM : 1.78m (5'10") x 1.30m (4'3") + shower enclosure Re-fitted with modern white suite comprising tiled double shower enclosure with shower controls, with both fixed and flexi-heads, wc, vanity wash basin with mixer tap, tiled splashbacks, tiled floor, vertical radiator/towel rail, extractor light, LED downlights, UPVC frosted window to side.

OUTSIDE : This property is situated on a generous corner plot. To the front, the large garden is enclosed by fencing and hedging, being laid mainly to lawn with herbaceous beds and borders, raised beds, ornamental pond, path to the front door, and gate onto Prospect Road. The side garden has been laid to a paved seating area, with slate chippings, and there is a plastic oil tank, two **TIMBER SHEDS** and an

outside water tap. There is also a built-in brick **STORAGE SHED** with power and light connected. A gate provides side access to the rear garden. This is enclosed by fencing, being laid principally to lawn, with herbaceous beds and borders, and a paved patio area. To the side, and accessed via Prospect Road, is an extensive shingle driveway, providing vehicular standing for up to four cars.

AGENT'S NOTE: It is felt that this property offers potential for extension, if desired, together with scope for the provision of a Garage to the side, subject to the necessary planning permissions.

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

VILLAGE & AREA : Norton is a popular village, about 10 miles east of the thriving market town of Bury St. Edmunds, with its extensive facilities, and located just north of the A14. It is well-served with village amenities, including a Public House/Restaurant, Service/Petrol Station with Shop, Village Community Centre, Primary School with recent 'Outstanding' Ofsted rating, Playing Field with Children's Play Park, and a Playgroup.

The nearby villages of Elmswell and Thurston have their own railway stations, and the town of Stowmarket, about 8 miles south-east, has a mainline link to London's Liverpool Street, in approximately 80 minutes. The A14 dual carriageway, linking Ipswich to Cambridge, is about 2.5 miles to the south, and provides good access to the East Coast, the Midlands and London via either the M11 or the A12.

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 Millennium 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.





18 Ashfield Road, Norton. IP31 3NJ

Approximate Gross Internal Area = 105.5 sq m / 1135 sq ft

Brick Storage Shed = 3.5 sq m / 38 sq ft

Total = 109.0 sq m / 1173 sq ft



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 (EPC)		
18 Ashfield Road Norton BURY ST. EDMUND'S IP51 3NJ	Energy rating D	Valid until: 28 November 2033 Certificate number: 3837-3729-3309-0261-2222
Property type	Semi-detached house	
Total floor area	97 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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