



## Raynsford Road, Great Wheltenham, Bury St. Edmunds, IP30 0TN

This modern terrace house has been extended to the rear, making it perfect for families or anyone looking for lots of living space.

The property, which occupies an established village setting, provides a generous range of accommodation including 3 bedrooms, 2 reception rooms and a fully fitted kitchen. The house has enclosed gardens and a single garage.

- Extended and improved modern family home
- Occupying a popular village setting close to Bury St Edmunds
- Hall, sitting room, dining room, refitted kitchen
- 3 Good sized bedrooms, bathroom, oil fired heating
- Enclosed gardens, single garage.
- NO UPWARD CHAIN

Guide Price £255,000







## General Information

Great Whelnetham and the adjoining villages of Little Whelnetham and Sicklesmere offer a variety of amenities including a primary school, community centre and a post office/general store. There is a public house/restaurant in Sicklesmere.

A regular bus service heads to the market town of Bury St Edmunds, which is only around 3.5 miles away and offers a superb range of educational, recreational and shopping facilities.

On the ground floor: The entrance hall leads into the spacious sitting room which has a large picture window overlooking the front gardens. There is a useful understairs cupboard which also houses the oil-fired boiler serving the central heating. An inner lobby leads into the stylish refitted bathroom which includes a freestanding bath and separate shower. The dining room provides ample space for a large table and opens up into the kitchen.

The kitchen has been refitted with an excellent range of cupboards and worktop surfaces. There is an integrated dishwasher, twin ovens, fitted hob and fridge freezer. A door leads out to the rear gardens.

On the first floor: The landing gives access to all 3 bedrooms. Bedroom 1 has built-in cupboard providing lots of storage.

**Outside**  
The gardens to the front of the house are laid to lawn and are bordered by mature hedging. The rear gardens have been hard landscaped for ease of maintenance and provide a contemporary outdoor space for relaxing and entertaining. A pedestrian access leads to a garage which is located close by.

**COUNCIL TAX – BAND B**

**Directions**  
Leave Bury St. Edmunds on the A134 Sudbury Road. Proceed past the Rushbrooke Arms Public House, taking the next right-hand turning into Great Whelnetham /Stanningfield Road. Continue up the hill taking the first left turning into Raynsford Road. The house will be seen towards the top of the road on the left-hand side and is marked by our for sale board.

## Entrance Hall

Sitting Room 151 x 13'2 (46.02m x 4.01m)

## Inner lobby

## Bathroom

Dining Room 11'9 x 11'6 (3.58m x 3.51m)

Kitchen 11'9 max 8'11 (3.58m max 2.72m)

## First Floor

Bedroom 1 12'8 x 9'3 (3.86m x 2.82m)

Bedroom 2 10'2 min x 8'10 (3.10m min x 2.69m)

Bedroom 3 8'10 x 7'3 min (2.69m x 2.21m min)

## Single Garage

## Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(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	





