

10 Wellington Close, Chedburgh

Minors & Brady

10 Wellington Close

Chedburgh, Bury St. Edmunds

Enjoying an enviable position at the end of a quiet cul-de-sac with stunning open field views to the front, this beautifully presented detached home offers exceptional space, versatility and privacy in equal measure. Designed with modern family living in mind, the property features four generous bedrooms, including two with en-suite facilities, a spacious sitting room with an attractive open fireplace, a separate study, formal dining room, and a well-appointed kitchen/breakfast room complemented by a practical utility room. Outside, the home continues to impress with a fully enclosed rear garden, ideal for both entertaining and everyday enjoyment, while a detached double garage and extensive off-road parking provide ample space for vehicles and storage. Offering well-balanced accommodation, a sought-after setting and countryside views rarely found within a residential development, this is a home that effortlessly caters to the needs of modern family life.

The Location

Situated within the village of Chedburgh, Wellington Close enjoys a setting that combines the pace of rural Suffolk with convenient access to the wider amenities of West Suffolk. Chedburgh is a well-established village positioned approximately five miles south-west of Bury St Edmunds, making it an appealing choice for those seeking a village community without feeling isolated from day-to-day conveniences.

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The village itself benefits from a strong sense of community, centred around facilities including the Erskine Centre, village playing field, church and pre-school provision. For a wider selection of amenities, nearby Bury St Edmunds provides an extensive range of shopping, leisure and dining opportunities. The town centre is home to independent retailers, cafés, restaurants and cultural attractions alongside major supermarkets and the Arc Shopping Centre.

Education is a significant draw to the area, with a choice of primary and secondary schooling available across surrounding villages and within Bury St Edmunds. Nearby options include Ickworth Park Primary School, Barrow Church of England Primary School and a range of further educational establishments in the town, while Bury St Edmunds also offers well-regarded secondary and sixth-form provision.

For commuters, Chedburgh is located on the A143, providing straightforward road links towards Bury St Edmunds, Haverhill and the surrounding Suffolk and Cambridgeshire countryside. Bury St Edmunds railway station offers services connecting with Cambridge, Ipswich, Ely and Peterborough, opening up onward travel opportunities across the region. Regular bus services also connect the village with Bury St Edmunds and neighbouring communities.

Walking, cycling and outdoor pursuits can be enjoyed throughout the surrounding rural landscape, while nearby destinations such as Ickworth Estate, the historic centre of Bury St Edmunds, Abbey Gardens and St Edmundsbury Cathedral provide opportunities for recreation, culture and heritage.

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The accommodation begins with a welcoming entrance hall, creating an immediate sense of space upon arrival. Centrally positioned within the home, the hall provides access to the principal ground floor rooms and staircase leading to the first floor. A ground floor cloakroom, fitted with a WC and wash hand basin, adds further convenience for everyday living and visiting guests.

The sitting room is a particularly inviting reception space, flooded with natural light through windows to the front and side elevations. A substantial brick-built open fireplace forms an attractive focal point, creating a warm and comfortable environment for relaxation throughout the year. Generous proportions ensure this room can easily accommodate a range of seating arrangements while enjoying the pleasant outlook towards the surrounding landscape.

Positioned at the front of the property, the study offers an excellent work-from-home environment or could equally serve as a playroom, hobby room or additional reception space depending on individual requirements. The flexibility of the layout is one of the home's key strengths, allowing buyers to adapt the accommodation to suit changing lifestyles.

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The separate dining room provides a wonderful setting for both family meals and formal entertaining. Benefiting from views over the rear garden and direct access outside, this versatile room connects effortlessly with the external space during warmer months, making it ideal for indoor and outdoor gatherings alike.

Forming the heart of the home, the kitchen/breakfast room has been designed with both functionality and family life in mind. Fitted with a comprehensive range of wall and base units, complemented by generous work surfaces, the kitchen offers ample storage and preparation space. Integrated cooking appliances include a double oven and hob, while windows to both the side and rear aspects allow plenty of natural light to fill the room. The breakfast area provides an informal setting for everyday dining, creating a sociable environment for family interaction throughout the day.

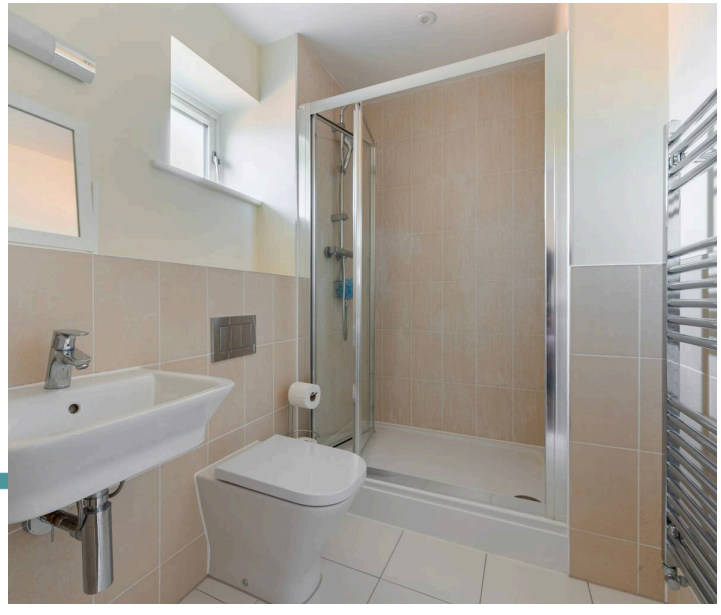
Leading directly from the kitchen, the utility room offers further practicality, providing additional worktop space, storage and room for household appliances. A door to the side elevation offers convenient external access, making this an ideal everyday entrance for busy family life.

The first-floor landing gives access to all four bedrooms and the family bathroom, maintaining the home's spacious and well-planned feel throughout.

The principal bedroom is an impressive and generously proportioned room benefiting from built-in storage and windows overlooking the rear and side aspects. The room is served by its own en-suite shower room, providing privacy and convenience for the owners.

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Bedroom two is another excellent double bedroom positioned to the front of the property, enjoying attractive views and the added advantage of a private en-suite facility. This arrangement makes the room particularly suitable for older children, guests or multi-generational living.

Bedrooms three and four continue the theme of generous accommodation, each offering ample space for bedroom furniture and a variety of uses. Whether required as further bedrooms, a nursery, dressing room or home office, these rooms provide the flexibility that modern households increasingly demand.

Completing the first-floor is the family bathroom, fitted with a bath featuring shower attachment, WC and wash hand basin. Well-positioned to serve the remaining bedrooms, it provides practical family-friendly facilities.

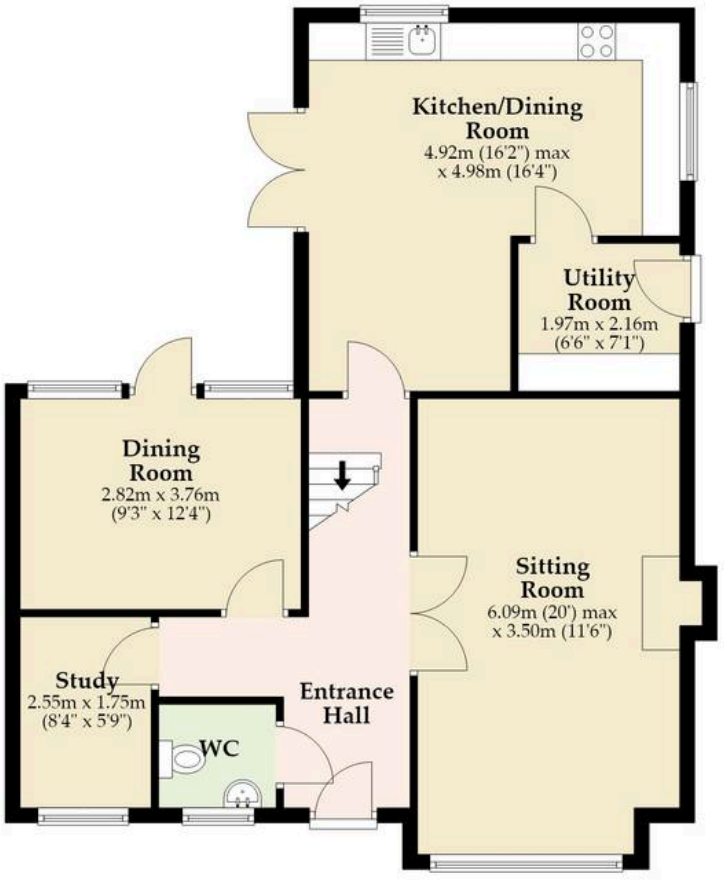
Externally, the property continues to impress. To the front, an extensive gravelled driveway provides ample off-road parking and leads to the detached double garage, equipped with twin up-and-over doors. The attractive frontage enhances the property's kerb appeal, while the open field views beyond create a particularly appealing setting rarely found within modern developments.

The rear garden is fully enclosed, making it suitable for families and those with pets. Predominantly laid to lawn, it offers ample space for outdoor recreation, gardening and entertaining. Multiple patio areas provide excellent opportunities for outdoor seating and al fresco dining, allowing homeowners to enjoy the garden throughout the seasons.

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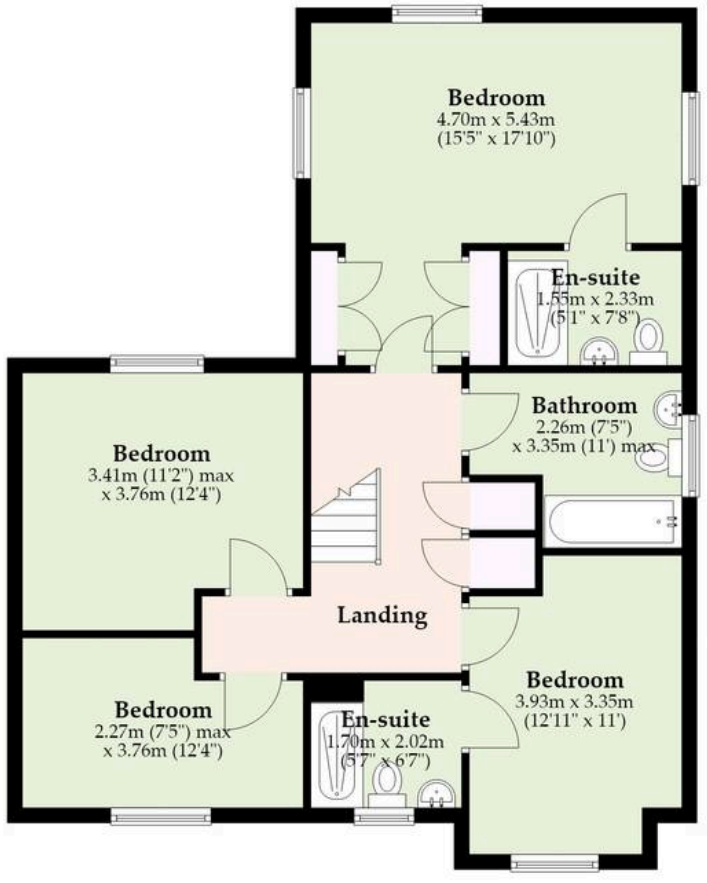
Ground Floor

Approx. 75.0 sq. metres (806.8 sq. feet)



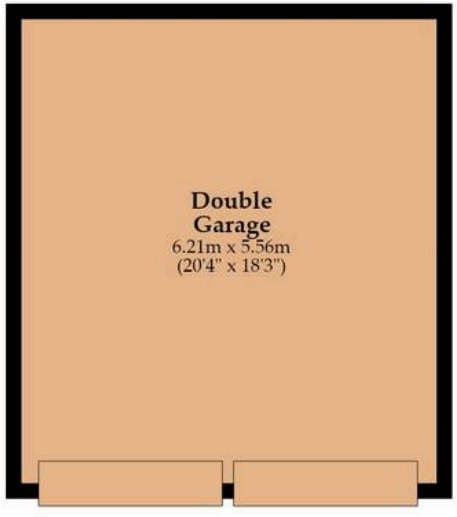
First Floor

Approx. 80.1 sq. metres (861.8 sq. feet)



Double Garage

Approx. 34.5 sq. metres (371.4 sq. feet)



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Total area: approx. 189.5 sq. metres (2040.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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