



A LARGE CHALET BUNGALOW REQUIRING RENOVATION, SITUATED IN A RURAL SETTING WITH 0.5-ACRE GARDEN

Chegada, Melford Road, Lawshall, Bury St Edmunds, Suffolk IP29 4PX

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ESTABLISHED 1966

Chegada
Melford Road
Lawshall
Bury St Edmunds
Suffolk IP29 4PX

- *Lavenham 7 miles*
- *Sudbury 9 miles*
- *Bury St Edmunds 9 miles*

**A LARGE CHALET BUNGALOW REQUIRING RENOVATION,
SITUATED IN A RURAL SETTING WITH 0.5-ACRE GARDEN**

Guide: £450,000

ENTRANCE HALL • SITTING ROOM • DINING ROOM • KITCHEN • GARDEN ROOM • CONSERVATORY • STUDY • 3 BEDROOMS • BATHROOM • GARAGE • **ALL IN 0.51-ACRE**

Situated in an enviable rural setting on the fringes of this well-regarded village, Chegada is a large chalet bungalow extending to around 2,000ft² of accommodation arranged over two floors.

The property has been under the same ownership for many decades, and whilst it was no doubt a much-loved home, it clearly requires considerable renovation in all aspects – and whilst it is not for the faint hearted, we believe such a rare opportunity to renovate (or redevelop altogether) will be a rewarding endeavor, particularly due to the large garden and desirable location.

The ground floor offers a versatile arrangement of accommodation comprising reception hall, large sitting room, a dining room with staircase up to the first floor, kitchen/breakfast room, study/bedroom 4, a further double bedroom, bathroom and conservatory.

On the first floor are two bedrooms with attic store.



Outside

Chegada is approached from the village lane onto a concrete driveway, with metal gate opening to extensive parking and detached garage.

The plot extends to around 0.5-acre, with a variety of mature trees and shrubs, a range of timber sheds and greenhouse. Whilst it is largely overgrown, we spotted a former pond, as well as plenty of areas for clearing and creating a wonderful garden.

We have made some enquiries, and we are not aware of any Tree Preservation Order's on site, but would ask interested parties to make their own investigations.

Services

Mains water, electricity and private drainage. Oil-fired heating.

Location

Melford Road is on the rural fringes of Lawshall, well-regarded for its undulating landscape, the village is well-placed for the market towns of Bury St Edmunds and Sudbury.

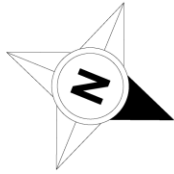
The village itself has a well-supported public house and church, with further amenities available from Long Melford and the historic medieval village of Lavenham.

Bury St Edmunds has many striking ancient landmarks, to include Suffolk's only cathedral, and a magnificent Guildhall, England's oldest complete civic building. Georgian gems include the exquisite Theatre Royal, our country's only surviving Regency theatre.

Modern Bury St Edmunds has all the attractions you would expect in a 21st-century town, with everything from national brands to independent stores, including the state-of-the-art Arc shopping centre. The award-winning twice-weekly market offers a wide range of local produce.

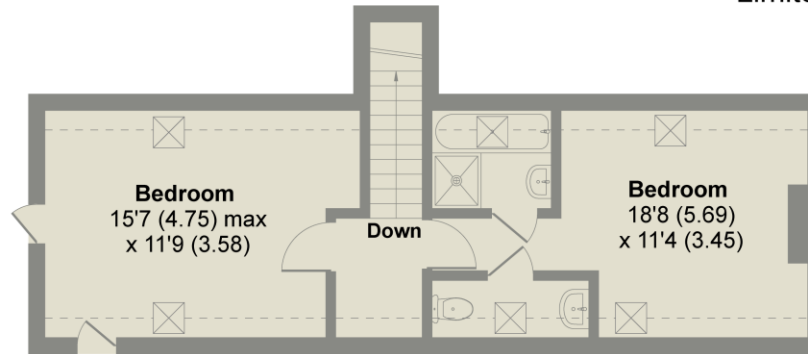
Council Tax Band: F • Tenure: Freehold • EPC 'F'





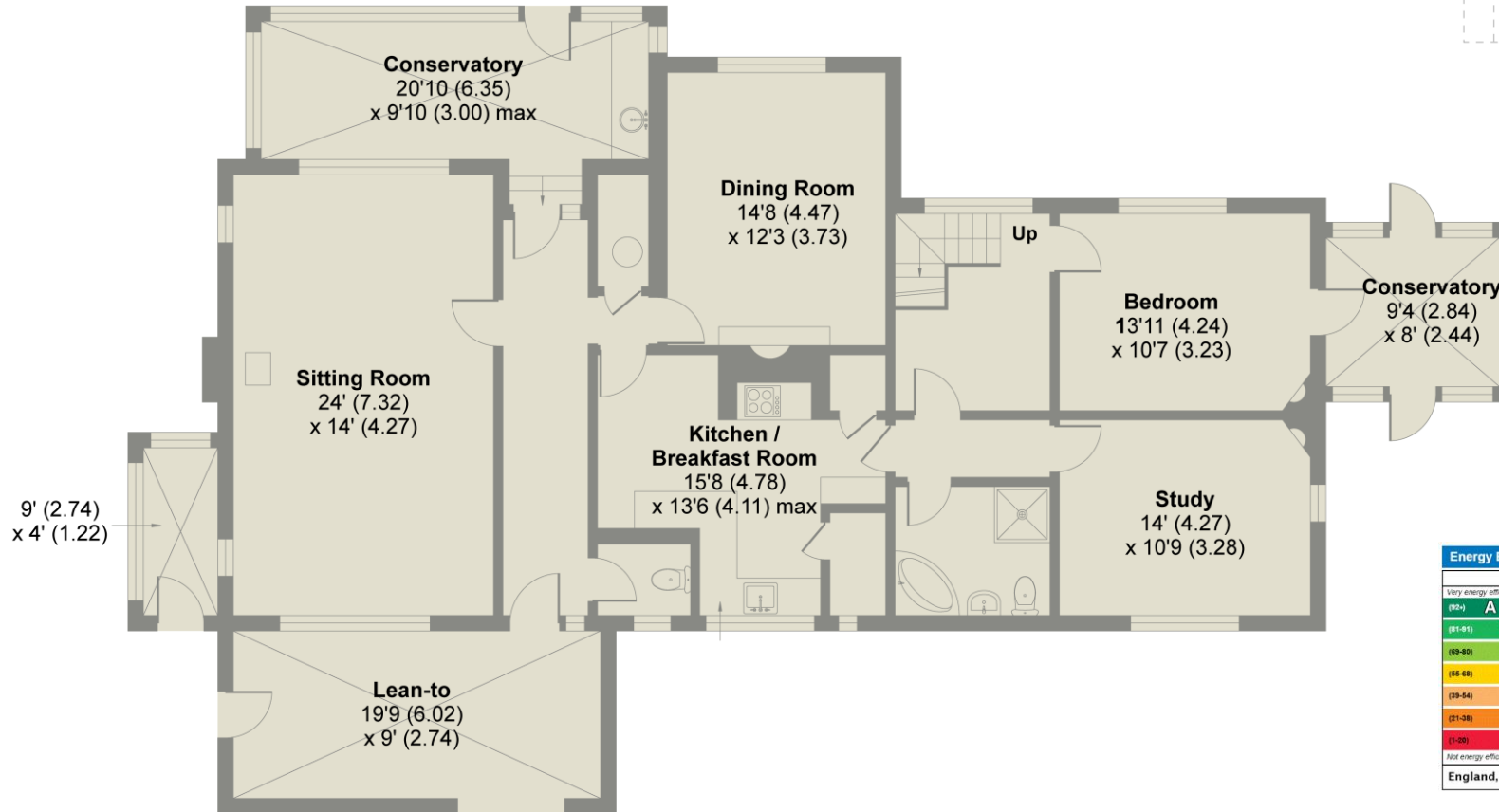
Approximate Area = 2019 sq ft / 187.5 sq m (excludes lean-to)
 Limited Use Area(s) = 190 sq ft / 17.6 sq m
 Outbuilding = 36 sq ft / 3.3 sq m
 Total = 2245 sq ft / 208.4 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height

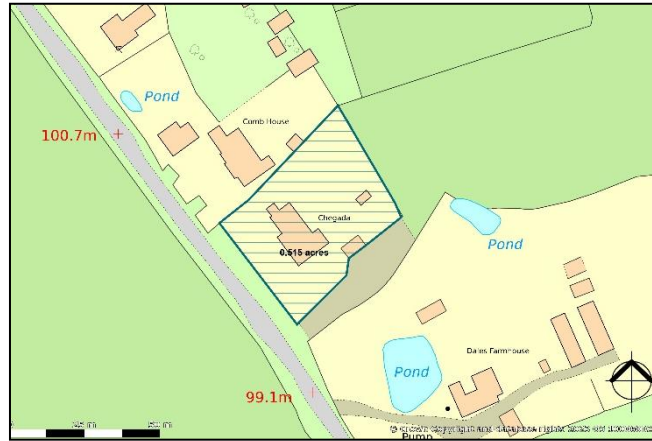


GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Bedfords Estate Agents. REF: 989655





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