



The Coach House, Low Green, Nowton, Bury St Edmunds, IP29 5ND

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ESTABLISHED 1966

The Coach House

Low Green

Nowton

Bury St Edmunds

IP29 5ND

Beautifully presented and extended two-storey coach house conversion adjacent to Nowton Park

GUIDE: £600,000 - freehold

RECEPTION HALL | SITTING ROOM | CLOAKROOM | KITCHEN/BREAKFAST ROOM | LAUNDRY ROOM | THREE BEDROOMS –EN SUITE SHOWER | BATHROOM | GARDEN | TERRACE AND HOT TUB | PARKING

THE COACH HOUSE is a fine conversion of an original brick and flint Victorian coach house that has just undergone a complete refurbishment, with a new extension, new kitchen and bathrooms. It now provides versatile two-storey accommodation with a new kitchen breakfast room with bi-fold doors to terrace and garden, a new laundry room, and WC, as well as magnificent sitting room, ground-floor bedroom with en suite, two further bedrooms and a large bathroom on the first-floor. Briefly it comprises

RECEPTION HALL – with partly vaulted ceiling, tiled floor.

CLOAKROOM with low-level WC, storage unit and wash basin.

KITCHEN/BREAKFAST ROOM – triple-aspect room with vaulted ceiling, bi-fold doors to terrace and garden, fitted with a range of shaker-style wall and base kitchen units, with matching island inset with integrated induction hob with integrated extractor, concealed fridge and freezer, built-in dishwasher, and twin oven.

LAUNDRY ROOM – fitted with a range of storage cupboards with quartz work surface inset stone-glazed butler sink, space and plumbing for washing machine/dryer, built-in storage cupboards.



SITTING ROOM – a double-aspect room with a range of built-in storage cupboards and display shelving, original pillar from the former stalls, and door to rear garden.

BEDROOM ONE - door to **EN SUITE** fitted with shower cubicle and vanity unit with inset wash basin, WC and towel rail.

First-floor

BEDROOM TWO - with red brick arched window and Velux roof light.

BEDROOM THREE – exposed brick and flint, with a range of built-in wardrobe cupboards.

BATHROOM – with panelled bath with mixer and shower attachment over, large walk-in shower, twin vanity units with storage below, wash hand basins with illuminated mirror over, WC, heated towel rail, and exposed beams.

OUTSIDE - It is approached by its own private driveway with automated gate to an area of private parking, an enclosed garden sits at the rear, laid predominantly to grass, with terrace and space for hot tub.

AGENT'S NOTE: the front photograph is CGI illustrating how the drive will be finished with resin/gravel.

GENERAL INFORMATION

- Mains water, private drainage and electricity.
- Oil-fired central heating.
- Superfast broadband and cell phone service available.
- EPC – tbc
- Council Tax Band E – West Suffolk – to be confirmed
- What3words – [///cemented.chart.carrots](https://www.what3words.com/)

AGENT'S NOTE: The adjacent properties, **The Stables** and **Nowton Lodge** are available by separate negotiation. The vendor has undertaken to remove the scaffolding from **Nowton Lodge** within twelve months – exact date to be agreed.



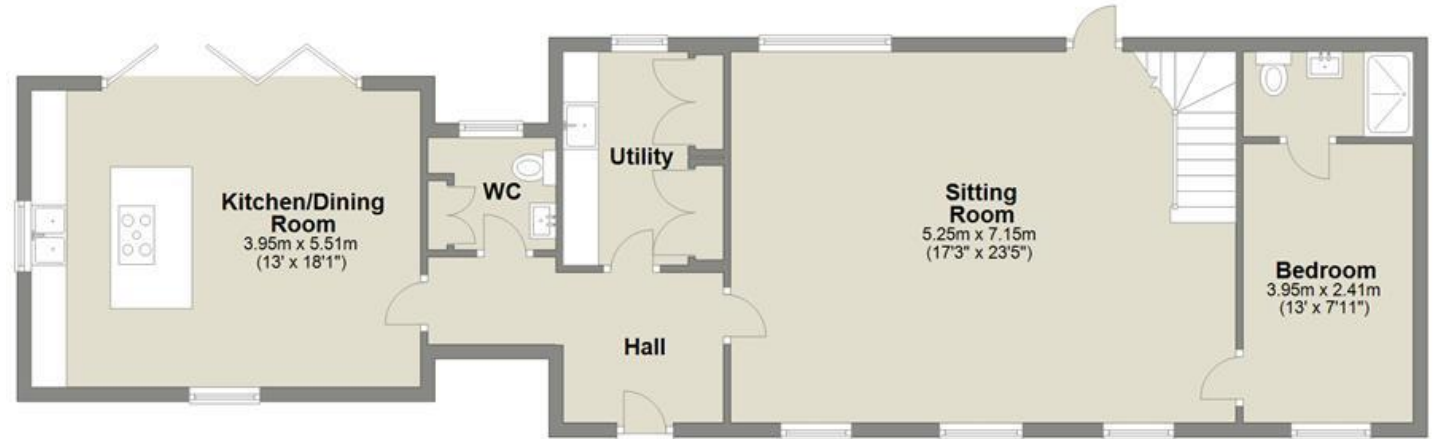


Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

AWAITING EPC

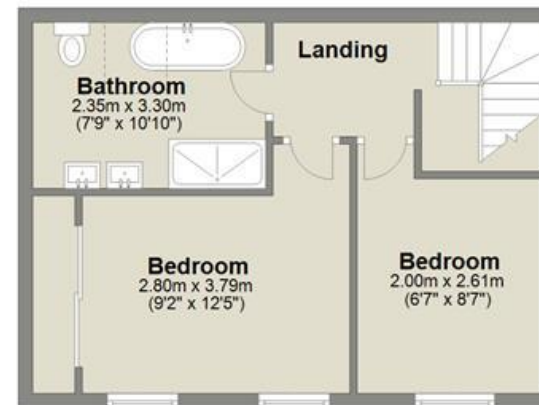
Ground Floor

Approx. 91.1 sq. metres (980.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 128.9 sq. metres (1387.7 sq. feet)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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