

Clarke Philips

Estate Agents & Property Management



£2,400 Per Month

28 WINSFORD ROAD | BURY ST. EDMUNDS | IP32 7JJ

Four bedroom executive home in a prime position private corner plot. Approximately 15 minutes walk to the town centre. Ample off road parking and double garage. Modernised throughout with generous open plan living space consisting of living room modern kitchen/diner, games room/snug lounge, study, separate utility room and downstairs WC. Upstairs consists of four bedrooms, family bathroom and en-suite.

Well maintained front and rear gardens.

Entrance Hall

Wood flooring and stairs to first floor

Kitchen/Diner

Stunning room with a range of wall and base units of a contemporary design featuring breakfast dining bar, in set with stainless steel gas hob, dishwasher, built in eye-level double oven, space for dining area, patio doors to rear garden, wood flooring

Kitchen Area - 19' x 9'6"

Dining Area - 10'8" x 10'5"

Utility Room

Washing machine, space for a tumble dryer, tiled flooring.

Sitting Room

Wood flooring, modern wall mounted feature fireplace and spot lighting.

Study 7'10" x 6'9" (2.41m x 2.06m)

Wood flooring

Downstairs WC

WC., hand basin.

Games Room/Snug Lounge 16'2" x 8'2" (4.95m x 2.51m)

Wood flooring

To the first floor

Bedroom 1 16'0" x 10'0" (4.88m x 3.07m)

Built in wardrobes with mirror door.

Ensuite

Fitted with modern contemporary suite

Bedroom 2 10'9" x 10'2" (3.28m x 3.1m)

Bedroom 3 10'11" x 8'11" (3.35m x 2.74m)

Bedroom 4

Family Bathroom

Outside

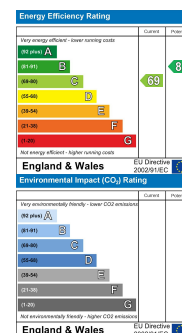
To the front of the is a large driveway, leading to double garage, with lawned front and rear gardens.

Directions

01638 750241

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www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.