



WEXFORD WAY | BURY ST. EDMUNDS

Family Home in Sought After Location

WEXFORD WAY | BURY ST. EDMUNDS

Guide Price £300,000 Freehold

FEATURES

- Situated On The Sought After 'Marham Park' Development
- Large Kitchen/Diner Ideal for Entertaining
- Moments Walk from David Lloyd Leisure Centre with Spa & Communal Park
- Easy Access to A11/A14
- Family Bathroom, En Suite & Downstairs Cloakroom
- Superb Condition Throughout
- Virtual 3D Tour Available
- Must be viewed to be appreciated

DESCRIPTION

Guide Price £300,000 to £310,000 - Located in the highly desirable and well-connected Marham Park development, this modern three-bedroom semi-detached home offers stylish, comfortable living in a prime position.

The property opens into a welcoming entrance hall that leads through to a light, neutrally decorated living room. At the rear, you'll find a spacious kitchen/diner fitted with contemporary units, integrated appliances, and elegant French doors that open onto a generous patio—perfect for entertaining or relaxing outdoors. A convenient downstairs WC completes the ground floor.

Upstairs, the home features two generous double bedrooms and a well-proportioned single bedroom. The master bedroom enjoys its own private en suite shower room, while the remaining rooms are served by a modern family bathroom.

Outside, the well-maintained rear garden provides a tranquil space for outdoor living, featuring a large patio area, lawn, decking, and a timber shed. To the front of the property, there is private parking for two cars.



ACCOMMODATION

Entrance Hall

Leading to;

WC

Low level WC, hand wash basin.

Living Room 15'1" x 11'11" (4.60m x 3.63m)

Window to front aspect, under-stairs cupboard housing consumer unit and internet points.

Kitchen/Diner 10'11" x 15'6" (3.33m x 4.73m)

Wide range of wall and base units with electric oven and grill, gas hob with extractor unit over. Integrated fridge/freezer, dishwasher and washer/dryer. Tiled splash-backs, feature under cupboard lighting. Wall mounted gas boiler enclosed in unit. Window and French doors leading to rear garden.

Landing

Loft access and storage cupboard.

Master Bedroom 9'0" x 10'9" (2.74m x 3.27m)

Window to rear aspect. double wardrobe with mirrored sliding doors.

En-suite

Double tiled shower cubicle, pedestal sink, low level WC and heated towel rail. Window to side aspect.

Bedroom 2 12'8" x 8'0" (3.86m x 2.43m)

Window to front aspect.

Bedroom 3 7'7" x 7'4" (2.32m x 2.24m)

Window to front aspect.

Bathroom

Panel bath with tiled surround. Low level WC and hand wash basin. Window to side aspect and heated towel rail.

Outside

Well-maintained rear garden provides a tranquil space for outdoor living, featuring a large patio area, lawn, decking, and a timber shed.

Parking

To the front of the property, there is private parking for two cars.

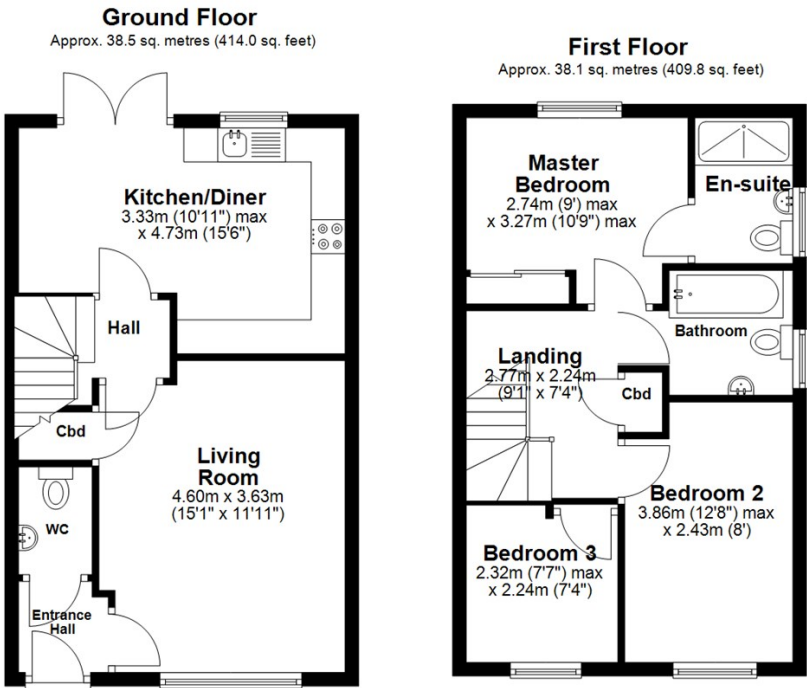
Agents Note

Estate Management Fee: £133.54 PA 2026 (Remus)









Total area: approx. 76.5 sq. metres (823.9 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 can be given. Copyright Clarke Philips Ltd 2021. Plan produced using PlanUp.

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Council Tax Band : C

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