

Clarke Philips

Estate Agents & Property Management



£1,650 Per Month

10 GILLYFLOWER WAY | BURY ST. EDMUNDS | IP28 8YZ

IDEAL FAMILY HOME AVAILABLE MID-LATE OCTOBER - Well presented 4 bedroom family home offering generous living space. This well positioned property boasts a large kitchen/diner with additional space ideal for extra seating, separate utility room, cloakroom, en-suite, four bedrooms including the master bedroom with ensuite. Outside the property benefits from fully enclosed rear garden mainly laid to lawn and ample off-road parking with single garage to the side of the property. Sorry, no pets.

Entrance Hall

Coat cupboard, stairs to first floor. Amtico wood effect flooring.

Lounge 20'4"x 10'10" (6.20mx 3.32m)

Window to front and windows with glazed doors leading to rear patio area.

Kitchen/Diner 20'4" x 10'11" (6.20m x 3.35m)

Wide selection of wall and base units comprising of Bosch eye level double oven with grill, integrated fridge/freezer, Bosch Dishwasher, Bosch gas hob with extractor over. One and a half stainless sink with drainer and breakfast bar. Windows to front and rear aspect. Amtico wood effect flooring.

Utility Room

Wall mounted gas boiler with part glazed door leading to rear garden. Base unit and plumbing for washing machine.

Cloakroom

Enclosed WC, hand wash basin and part tiled walls.

First Floor Landing

Airing cupboard housing pressurised water cylinder. Loft Access.

Master Bedroom 10'11" x 10'9" (3.35m x 3.28m)

Window to rear aspect, built in double wardrobe.

En-suite

Double shower cubical, enclosed wc, hand wash basin and heated towel rail.

Bedroom 2 11'1" x 10'2" (3.39m x 3.12m)

Window to rear aspect.

Bedroom 3 11'1" x 9'8" (3.40m x 2.97m)

Window to front aspect.

Bedroom 4 9'2" x 7'10" (2.80m x 2.39m)

Window to front aspect.

Family Bathroom 7'4" x 5'6" (2.25m x 1.70m)

Panel bath with shower hose attachment and part tiled walls, enclosed WC, hand wash basin and heated towel rail.

Outside

Approached by block paved driveway with parking to the front and to the side of the single garage with up and over door. Well maintained front of the property with low level shrubs. Enclosed rear garden mainly laid to lawn with extended patio area and a selection of flower beds.

Agents note

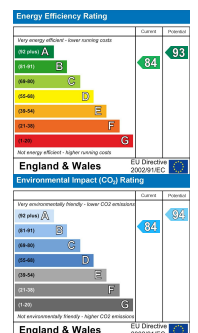
Small management charge applies, ask the agent for more information.

Directions

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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.