

PLOT 49, ST. JOHNS STREET, BECK ROW, BURY ST. EDMUNDS, IP28 8AA £389,950





We are please to offer this New Build four bedroom detached property. The property benefits from an upgraded kitchen with appliances, flooring throughout, turfed garden, air source heat pump, single garage with off road parking, an EV charger, a spacious living room and kitchen/dining/family room. The property is also available on shared ownership at 70%.

Tenure: Freehold

Council Tax Band: Ask Agent

EPC: Ask Agent

Property Type: Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1292

Parking: Garage & Driveway

**Utilities / Services** 

Electric Supply: Mains

Heating: Air Source Heat Pump

Water Supply: Mains Sewerage: Mains

**Broadband Connected: Yes** 

Rights of Way – None that the vendor is aware of

Listed - N/A

Conservation Area – No

**HALLWAY** 

LVT flooring, stairs to first floor.

CLOAKROOM

LVT flooring, toilet, sink, window to front.

LIVING ROOM

Carpet flooring, window to front.





# KITCHEN/DINER/FAMILY

LVT flooring, modern grey base and wall units, marble effect work surface, ceramic hob, extractor, integrated dishwash and fridge/freezer, double oven, french doors to garden, window to rear.

# **UTILITY ROOM**

LVT flooring, modern grey base units with marble effect work surface, door to side.

#### MASTER BEDROOM

Carpet flooring, ensuite, window to rear.

# **ENSUITE**

LVT flooring, double shower, sink, toilet, tiled splash back, heated towel rail, window to side.

# BEDROOM 2

Carpet flooring, window to front.

# BEDROOM 3

Carpet flooring, window to rear.

# **BEDROOM 4**

Carpet flooring, window to front.

# **BATHROOM**

LVT flooring, bath, shower mixer tap, toilet, sink, tiled splash back, window to side.

# **OUTSIDE**

Front: Single garage with off road parking, gate to garden.

Rear: Patio area, lawn.



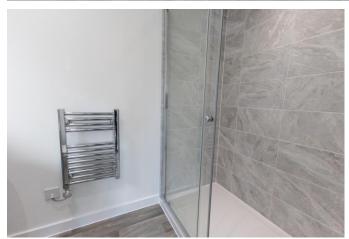
















# Plot 49, Tilia Homes, Osprey View En-suite 8'0" x 4'7" (2.43m x 1.40m) Kitchen Bedroom 1 14'10" x 10'7" (4.52m x 3.23m) 20'8" x 15'0" (6.29m x 4.58m) Utility 6'3" x 5'3" 1.90m x 1.60m Reception Room 17'3" x 11'1" (5.25m x 3.37m) Bedroom 2 Bedroom 4 9'3" x 6'9" 12'9" x 11'1" (3.89m x 3.38m) (2.83m x 2.07m) 6'7" x 3'9" (2.01m x 1.15m) Ground Floor Approximate Floor Area First Floor Approximate Floor Area 646 sq. ft 646 sq. ft (60.10 sq. m)





Approx. Gross Internal Floor Area 1292 sq. ft / 120.20 sq. m