

PLOT 13, ST. JOHNS STREET, BECK ROW, BURY ST. EDMUNDS, IP28 8AA £294,950







We are pleased to offer this brand new three bedroom detached home. The property benefits from an upgraded kitchen with appliances, solar panels, Air Source Heat Pump, flooring throughout, turfed garden, EV Charger, off road parking.

Tenure: Freehold Council Tax Band: D EPC: Ask Agent

Property Type: Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 996 Parking: 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.

LIVING ROOM

Carpet flooring, window to front.

KITCHEN/DINER

LVT flooring, modern grey base and wall units, marble effect work surface, oven, ceramic hob, extractor, built in dishwasher, built in fridge/freezer, under stairs cupboard, french doors to garden, window to rear.

MASTER BEDROOM

Carpet flooring, ensuite, window to front.

ENSUITE

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

BEDROOM 2

Carpet flooring, window to rear.

BEDROOM 3

Carpet flooring, window to front.

BATHROOM

LVT flooring, bath, toilet, sink, tiled splash back, window to rear.

OUTSIDE

Front: Off road parking, gate to garden.

Rear: Patio area, lawn, shed.



















Bathroom En-suite 9'10" x 4'8" 6'10" x 6'4" (2.09m x 1.92m) (2.99m x 1.42m) Kitchen/Diner Bedroom 2 17'9" x 13'5" 10'6" x 10'0" (5.40m x 4.08m) (3.21m x 3.06m) Lounge 17'4" x 10'4" (5.29m x 3.14m) Hall Bedroom 1 14'4" x 9'9" (4.37m x 2.98m) Bedroom 3 8'5" x 7'7" (2.57m x 2.31m) **Ground Floor** First Floor 5'9" x 3'2" (1.76m x 0.96m) Approximate Floor Area Approximate Floor Area

Plot 13, Tilia Homes, Osprey View.



Approx. Gross Internal Floor Area 996 sq. ft / 92.54 sq. m

498 sq. ft

(46.27 sq. m)

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