



9 Grange Walk  
Bury St. Edmunds, IP33 2QB  
Guide Price £315,000

**shires**  
residential



Situated close to the West Suffolk Hospital and Hardwick Heath is this spacious, extended, four bedroomed family home offering accommodation of just over 1500 sq ft. The property has three reception rooms, a stylishly re-fitted kitchen, downstairs cloakroom/utility room. and on the first floor are the four bedrooms and bathroom. The property also sits on a good size corner plot. We strongly recommend arranging a viewing to fully appreciate the accommodation on offer and the convenient location.

Entrance door opens into

#### **ENTRANCE HALL**

Two built in cupboards, one housing an upright fridge freezer. Separate cupboard under the stairs, really good size and useful cupboard. Door to cloakroom/utility. Door into family room. Door to kitchen.

#### **KITCHEN**

9'9 x 7'11 (2.97m x 2.41m)

Window to front aspect which gives you a nice outlook to a pedestrian area. A stylish kitchen re-fitted with a range of matching wall and floor mounted units with work surface covering. Four ring induction hob. Split level oven and grill. Single sink and drainer with mixer tap over.

#### **FAMILY ROOM**

17' x 10'5 (5.18m x 3.18m)

A really good size double aspect. Window to front and rear. Door provides access to the rear garden. Door to an inner hallway. Large recess area, ideal for shoes/coats. Stairs rising to the first floor. Opening to lounge/dining room.

#### **DINING ROOM**

9'9 x 9'8 (2.97m x 2.95m)

Tiled floor. Opening into the lovely light and spacious lounge. Double aspect. Window to the side. Double doors leading to the rear garden.

#### **CLOAKROOM/UTILITY ROOM**

Window to side aspect. Low level flush WC, wash hand basin with splashback tiles. Space and plumbing for washing machine. Shelves above.

#### **FIRST FLOOR LANDING**

A nice spacious landing, loft access, two built in cupboards, one houses the Vaillant gas fired boiler (wall mounted) and shelving, the other a useful storage cupboard with shelving. Doors to bathroom and bedrooms.

#### **BEDROOM ONE**

14'1 x 12'7 (4.29m x 3.84m)

A double bedroom with window to rear aspect.

#### **BEDROOM TWO**

13'6 x 9'9 (4.11m x 2.97m)

Double bedroom. Exposed floor boards. Window to rear aspect. Large recess area which would be ideal for a wardrobe.

#### **BEDROOM THREE**

9'7 x 7'9 (2.92m x 2.36m)

Window to side aspect. A double bedroom.







#### **BEDROOM FOUR**

11'8 x 6'10 (3.56m x 2.08m)

Window to front aspect with nice outlook to the front which has pedestrian access only.

#### **FAMILY BATHROOM**

A white suite comprising of panelled bath with electric shower over. Floating wash hand basin. Low level flush WC. Frosted window to front aspect.

#### **OUTSIDE**

To the front - the front door is accessed through a pedestrian only pathway. Mature green area with established trees. Low maintenance front garden and pathway leading to front door. The rear garden is mainly laid to lawn, a good size, two lawned areas with well stocked beds and borders. A shingle bed. Brick outbuilding. All enclosed by wooden panel fencing. Pathway leading to a rear gate providing access to the road. Subject to necessary consent, there is potential to have more off road parking to the side at the rear.

#### **LOCATION**

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

#### **LOCAL AUTHORITY AND TAX BAND**

West Suffolk Council - Council Tax Band D

#### **TENURE**

For sale FREEHOLD with vacant possession upon completion.

#### **SERVICES**

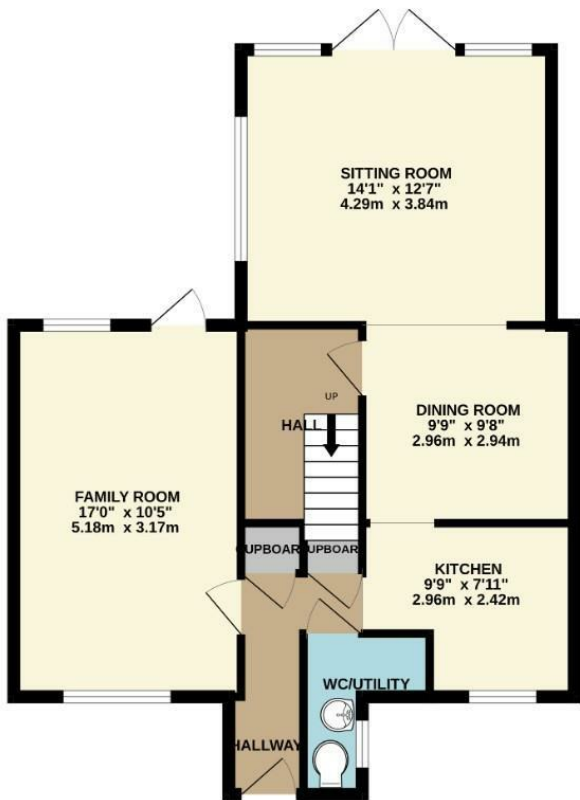
Mains services are connected including gas, water, electricity and drainage. Gas central heating

#### **ANTI MONEY LAUNDERING REGULATIONS**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR



1ST FLOOR



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 efficiency can be given.  
Made with Metropix ©2024

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  | 73                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX  
Tel: 01284 760770  
bury@shiresresidential.com  
www.shiresresidential.com

**shires**  
residential