



59 Rembrandt Way  
Bury St. Edmunds, IP33 2LU  
Guide Price £425,000

**shires**  
residential

Shires Residential sales are delighted to offer for sale this beautifully presented, three double bedroom detached bungalow. The property is located in a sought after residential area, close to the town centre and West Suffolk Hospital. The property has been updated and offers spacious and well laid out accommodation comprising entrance hall with cloakroom off. Sitting room with a large opening leading to the open plan kitchen and dining room, double doors leading into a garden room, off the dining room, an inner hallway with three bedrooms, bathroom and en-suite. Driveway providing off road parking as well as a single garage and a delightful, private rear garden.

#### **ENTRANCE HALL**

Entrance door opening into the entrance hall. Door to cloakroom. Door to sitting room.

#### **CLOAKROOM**

Low level flush WC, wash hand basin. Frosted window to side aspect.

#### **SITTING ROOM**

15'8 x 12'3 (4.78m x 3.73m)

Large sliding patio doors leading out to the rear terrace and garden. Feature of this room is the open fire place (currently not in use). Side alcove with shelving and cupboards. Large opening leading to the open plan kitchen dining room. Door to inner hallway.

#### **INNER HALLWAY**

Loft access. Doors to bedrooms and bathroom.

#### **KITCHEN DINING ROOM**

12'8 x 8'9 (3.86m x 2.67m)

Two windows to side aspect, side door. Stylish re-fitted kitchen with a range of wall and floor mounted units with extensive work surface covering. Ceramic single sink and drainer with mixer tap over. Four ring hob and split level NEFF double oven as well as microwave. Integral fridge and freezer. Integral dishwasher.

Dining area - double doors leading to garden room.

#### **GARDEN ROOM**

9'6 x 9'3 (2.90m x 2.82m)

Window to rear aspect. Double doors to the rear terrace and garden.

#### **BEDROOM ONE**

11'10 x 9'7 (3.61m x 2.92m)

Built in double wardrobe with sliding doors. Window to rear aspect. Door to

#### **EN-SUITE WET ROOM**

Mains shower, low level flush WC, pedestal wash hand basin and wall mounted heated towel rail.

#### **BEDROOM TWO**

9'10 x 9'10 (3.00m x 3.00m)

Window to front aspect. Built in double wardrobe with sliding doors. Separate built in cupboard.

#### **BEDROOM THREE**

9' x 8'4 (2.74m x 2.54m)

Window to side aspect. Built in double wardrobe with sliding doors, one mirror fronted.



### **BATHROOM**

A modern re-fitted suite comprising panelled bath with electric shower and shower screen. Modern contemporary vanity unit housing the wash hand basin. Low level flush WC. Built in cupboard with shelving. Frosted window to side aspect.

### **OUTSIDE**

To the front the property has a driveway for two vehicles leading to the garage with an electric roller door, power and light connected. To the side of the garage there is a step and block paved wide pathway leading to the side gate providing access to the rear garden, another paved pathway leads to the rear garden, mainly laid to lawn, terraced area and steps up to a further garden area with well stocked beds and borders. Garden shed. To the other side of the property is a further large paved area and gate providing access to the front. The garden offers a great deal of privacy and is enclosed by wooden panelled fencing.

### **Bury St Edmunds:**

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.

### **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

### **Local Authority & Council Tax Band:**

West Suffolk District Council. Council Tax Band D

### **Services:**

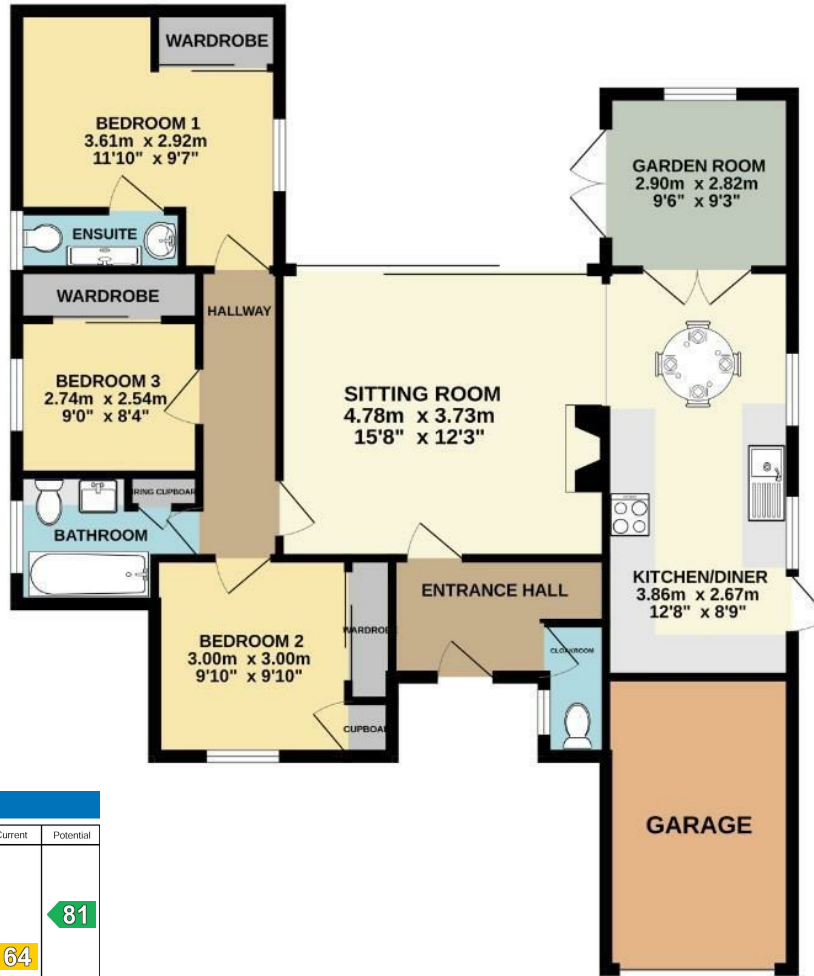
Mains services are connected including gas, water, electricity and drainage. Gas fired central heating

### **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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		81

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.  
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