



39 Westhorpe Avenue  
Bury St Edmunds, Suffolk IP32 6UD  
Offers In Excess Of £315,000

**shires**  
residential

A beautifully presented three bedroom semi detached family sized home constructed in 2021 and is still within the NHBC warranty. The property has well laid out accommodation comprising of spacious entrance hall, cloakroom, kitchen diner and sitting room to the ground floor. Moving on to the first floor are three bedrooms, en-suite to the main bedroom as well as a family bathroom. There is a lovely enclosed rear garden and two designated parking spaces with the property.

Entrance door opening into

#### **SPACIOUS ENTRANCE HALL**

Stairs to the first floor, doors to cloakroom, kitchen/dining room and sitting room.

#### **SITTING ROOM**

14'10 x 11'4 (4.52m x 3.45m)

Double aspect windows, one being an attractive bay window. Large under stairs storage cupboard.

#### **KITCHEN/DINING ROOM**

14'9 x 10'6 (4.50m x 3.20m)

In the dining area are doors leading out to the rear garden. The kitchen is a stylish modern kitchen with a range of wall and floor mounted units, work surface covering. Integrated single sink and drainer with mixer tap over. Integrated double oven with hob and extractor fan over. Space for multiple appliances. Fitted wine rack. Wall mounted air conditioning unit. Tiled flooring throughout this area.

#### **CLOAKROOM**

Frosted window. Low level flush WC and wash hand basin unit.

#### **FIRST FLOOR LANDING**

Loft access. Pull down ladder, extensive light and half boarded. Doors to bedrooms and bathroom.

#### **BEDROOM ONE**

10'9 x 9'4 (3.28m x 2.84m)

Window to front aspect. Fitted wardrobe and separate storage cupboard. Door to the en-suite.

#### **EN-SUITE**

Frosted window to front aspect. Walk in shower cubicle, mains fully tiled. Low level flush WC. Wash hand basin unit. Heated towel rail.

#### **BEDROOM TWO**

11'5 x 8'3 (3.48m x 2.51m)

Window to front and side aspect.

#### **BEDROOM THREE**

8'4 x 6'4 (2.54m x 1.93m)

Window to side aspect.





#### **FAMILY BATHROOM**

Frosted window to side aspect. Suite comprising of panel bath with shower attachment, low level flush WC and wash hand basin unit.

#### **OUTSIDE**

The property has two allocated parking spaces, patio pathway leading to front door and gravel areas containing a variety of bushes and shrubs. The rear garden is mainly laid to lawn with a terraced area, patio pathway leading to gated side access. Garden shed. Well stocked with a variety of bushes and shrubs. Outside tap.

#### **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.

#### **Services:**

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

#### **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

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

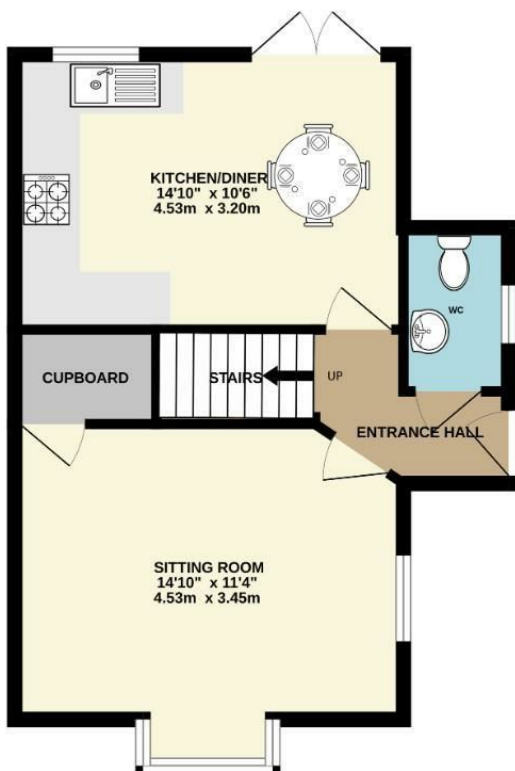
West Suffolk District Council. Council Tax Band C

#### **Anti Money Laundering Regulations**

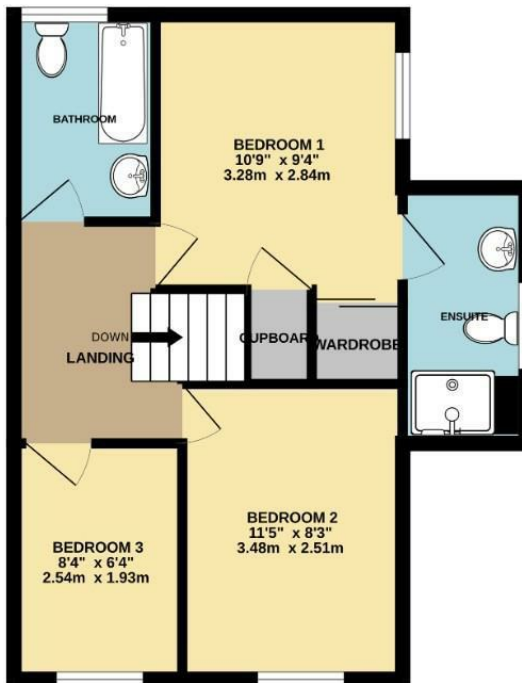
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy 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  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

