



6 Tollgate Lane  
Bury St. Edmunds, Suffolk IP32 6BS  
Guide Price £335,000

**shires**  
residential

We are delighted to offer for sale this well laid out, spacious three double bed roomed semi detached family home located on the outskirts of the town centre. The beautifully presented accommodation offers Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Sitting/Dining Room. The first floor comprises Part Galleried Landing, Three Double Bedrooms, En Suite Shower Room, Family Bathroom. To the outside there is a driveway providing off road parking leading to a Garage and gardens to front and rear. The property benefits from gas fired central heating.

**Entrance Door leading to:**

#### **Entrance Hall**

with stairs to first floor, useful and good sized built in understairs cupboard, doors to Cloakroom, Kitchen/Breakfast Room and Sitting/Dining Room

#### **Sitting/Dining Room**

12'3" (narrowing to 9'0" in dining area) x 23'0" (narrowing to 2.74m in dining area) x 7.01 m)

with sliding doors to the rear garden and in dining area window to rear aspect.

#### **Kitchen/Breakfast Room**

14'7" x 9'4" (4.45m x 2.84m)

with window to front aspect, side door leading to driveway, fitted kitchen with a range of matching floor and wall units with an extensive work surface covering, one and a half bowl sink and drainer, four ring electric hob with extractor fan over and oven under, space and plumbing for washing machine, wall mounted gas fired boiler.

#### **Cloakroom**

a good size cloakroom with window to front aspect, low level wc and pedestal wash hand basin.

### **ON THE FIRST FLOOR**

#### **Landing**

a good size part galleried landing with loft access, useful storage cupboard with shelving

#### **Bedroom One**

9'0" x 13'0" (to wardrobe face) (2.74m x 3.96m (to wardrobe face))

with window to rear aspect, built in triple wardrobes with shelving and hanging rail and door to:

#### **En Suite Shower**

with frosted window to side aspect, enclosure with mains shower, low level flush wc, pedestal wash hand basin, heated towel rail

#### **Bedroom Two**

13'0" x 9'3" to wardrobe face (3.96m x 2.82m to wardrobe face)

with window to front aspect, built in wardrobe with shelving and hanging rail

#### **Bedroom Three**

9'8" x 9'0" (2.95m x 2.74m)

with window to rear aspect and built in double wardrobe with hanging rail and shelving





### **Family Bathroom**

with frosted window to front aspect, P shaped bath with shower attachment and screen, low level flush wc, pedestal wash hand basin, wall mounted heated towel rail

### **Outside**

The property is approached over a concrete driveway providing parking for around three cars leading to the GARAGE with a front garden laid for ease of maintenance with low level brick wall to the front. A side gate gives access to the rear garden. The GARAGE has an up and over door and measures 9'3" x 16'1" with personnel door leading to the rear garden.

The rear garden has been laid for ease of maintenance with a paved terrace area and the remainder laid to gravel and stone. Outside lighting.

### **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:**

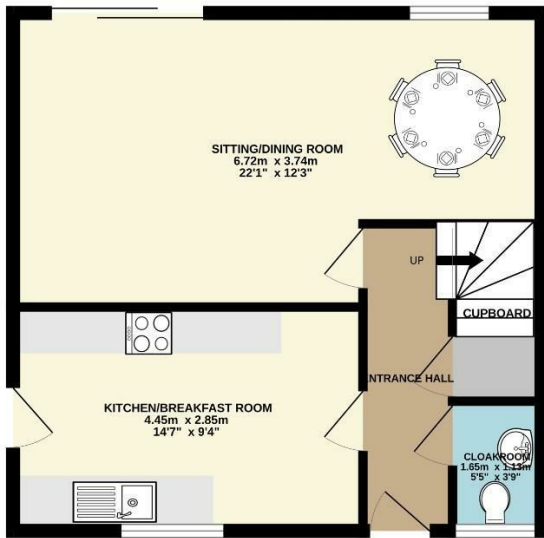
West Suffolk District Council. Council Tax Band

### **Anti Money Laundering Regulations**

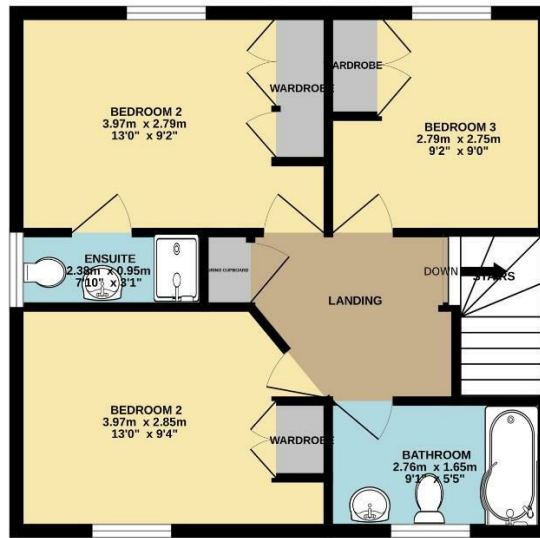
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy 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  
44.3 sq.m. (477 sq.ft.) approx.



1ST FLOOR  
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (954 sq.ft.) 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)	A		
(81-91)	B		
(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	
		79	88