



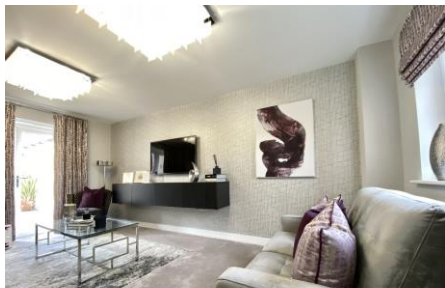
Jackson & Co



Marham Park, Bury St Edmunds, IP32 6GZ

Asking Price Of £494,995

Jackson & Co Bury St Edmunds welcomes you to The Lisanthus, step into luxury with this stunning, detached, brand-new build property in the highly desirable area of Marham Park, Bury St Edmunds. Designed to provide every comfort, this delightful family home is set over two floors and has four bedrooms. Including an open-plan kitchen and dining room, a separate living room, office & WC downstairs, four double bedrooms, ensuite to master bedroom and a bathroom on the first floor.



Property Features

- Brand new build properties in a sought-after location
- Easy access to the A14, ensuring convenient commuting
- Four spacious double
- Seperate living room and office
- Garage and parking
- Highly regarded and award winning developer
- Impeccably finished and

FULL DESCRIPTION

Attention to detail is evident throughout, with the entire property finished and presented to an impeccable standard that will leave you truly impressed. The location of the development is unbeatable, with easy access to the A14, ensuring convenient commuting to nearby towns and cities.

The exterior of this property is just as impressive, with an enclosed garden providing a serene outdoor space for relaxation and leisure activities. Additionally, there is parking for two cars. *This property comes with Garage and parking*

Don't miss out on the opportunity to own one of these beautiful, brand new build properties. With four spacious double bedrooms, luxurious bathroom suites, and high-quality finishes, these homes exude elegance and sophistication. Located in the sought-after area of Marham Park, Bury St Edmunds, and with easy access to the A14, this property offers both a peaceful retreat and convenient commuting options. Secure your dream home today and enjoy a lifestyle of comfort and luxury.

MEASUREMENTS:

Kitchen - 4.438m x 3.170m 14'6" x 10'5"
Dining Room / Family Room - 3.160m x 2.706m 10'4" x 8'10"
Living Room 5.185m x 3.300m 17'0" x 10'10"
Office / Dining Room 2.819m x 2.320m 9'3" x 7'7"
Cloakroom - 1.910m x 1.073m 6'3" x 3'6"

Master Bedroom - 3.894m x 3.359m 12'9" x 11'0"
En Suite 2.612m x 1.500m 8'7" x 4'11"
Bedroom Two - 3.461m x 3.160m 11'4" x 10'5"
Bedroom Three - 3.145m x 2.383m 10'4" x 7'10"
Bedroom Four - 3.003m x 2.714m 9'10" x 8'11"
Family Bathroom - 2.003m x 1.995m 6'7" x 6'7"

LOCATION

Saxon Heath is well-connected to surrounding towns and cities, via excellent road links and regular services from Bury St Edmunds train station - less than two miles away.

Bury St Edmunds is a highly desirable market town, situated in West Suffolk. Its town centre is less than three miles away, or around 10 minutes' drive from the development. Here, visitors will find a good selection of brand name and independent retailers, nestled along its busy high street and within the popular Arc Shopping Centre.

The town's rich history is reflected in some of its memorable attractions, including a recreation of an Anglo-Saxon settlement - set on an archaeological site - a stunning cathedral and the ruins of an 11th century monastery, the latter of which can be found within the award-winning Abbey Gardens. For more modern leisure activities, Bury St Edmunds boasts a theatre, multi-screen cinema, ten-pin bowling alley, as well as The Apex - an award-winning live music and performance venue. An ideal setting for families, Saxon Heath is served by well-regarded schools, catering to primary and secondary students. Post-16 education is provided via West Suffolk College, only 2.5 miles from the development.

The town's train station is only six minutes' drive from the development (1.7 miles), providing mainline services to Ipswich, Peterborough and Cambridge. The capital is also within easy reach, with a transfer to London King's Cross, via Cambridge, taking approximately one hour and 44 minutes.

For motorists, the A14 is just over two miles from the development and provides easy access to Newmarket and Stowmarket, both within around 20 minutes, as well as connecting to Cambridge and Ipswich in 38 minutes.







DEVELOPERS COMMENTS

^All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway reserve the right to refuse a Part Exchange. Any promoted offer is subject to contract. Offer valid on selected developments and plots only, whilst stocks last, subject to availability. Reservation must be made before 31st January 2024. Cashback incentive, up to a maximum value of £15,000 and which cannot be more than 5% of the house asking price, will be deducted from the customer's final settlement figure which is due to us on the day of legal completion so that the cashback incentive will be available to be repaid to you by your solicitor as part of the completion process. Subject to lender criteria, qualification, and acceptance of cash incentives. Applicable on new reservations only. This offer cannot be applied in conjunction with any other offers or selling schemes. We reserve the right to withdraw this offer at any time. 10-year NHBC Buildmark policy. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

Jackson & Co Bury St
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements