



Jackson & Co



Pettits Drive

Bury St Edmunds, IP32 6GT

Asking Price Of £354,995

**** LAST REMAINING THREE BEDROOM DETACHED -
RESERVE TODAY! ****

Nestled within the desirable and contemporary Marham Park Development on Pettits Drive, this new build, three-bedroom detached home exudes charm and functionality. Boasting an airy ambiance, the property features a spacious living room with a double window aspect and bay front, a well-appointed kitchen, a welcoming dining room with double doors leading to the South/East facing garden, ideal for leisurely evenings or entertaining guests.



Property Features

- Edge of estate setting
- South / East facing garden
- Three bedroom detached home with en suite bathroom
- Off road parking for two cars
- High quality finishes
- NHBC warranty & Developer incentives!
- Kitchen/Dining Room with double doors onto the garden
- Entrance Hall, WC, Kitchen/Dining Room & Living Room
- Landing, Master Bedroom with ensuite, Family Bathroom and Two Double Bedrooms
- Reserve today!

FULL DESCRIPTION

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This property offers a perfect blend of tranquillity and accessibility. Enjoy the convenience of living on the edge of the estate, whilst benefiting from easy access to the A14 for seamless commuting.

The ground floor welcomes you with an inviting entrance hall leading to a convenient WC, a generously proportioned living room bathed in natural light, a modern kitchen / dining room equipped with top of the range fixtures and fittings, benefitting from integrated appliances, seamlessly connected to the garden by double doors, perfect for indoor-outdoor living. Ascending to the first floor, you'll discover the master bedroom complete with an en suite bathroom, along with two additional bedrooms and a family bathroom, providing ample space for comfortable living.

Outside, the property boasts a charming exterior with a shrub area

and a path guiding you to the front door, while the garden offers a mix of patio and lawn areas, complemented by a wooden shed for added storage.

The property falls within the catchment area of reputable schools, making it an ideal choice for families seeking quality education for their children.

Tenure: Freehold

Estimated council tax band: TBC

Management/Estate Charge: £250 (estimated)

MEASUREMENTS :

Entrance Hallway

Cloakroom -1.923m x 0.960m (6'4" x 3'2")

Kitchen/Dining Room - 4.84 x 3.11 (15'10" x 10'2") -

Living Room - 4.84 x 3.5 (15'10" x 11'5") -

Master Bedroom - 3.3 x 2.95 (10'9" x 9'8") -

Ensuite - 2.95 x 1.45 (9'8" x 4'9") -

Bedroom Two - 3.175 x 2.390 (10'4" x 7'10") -

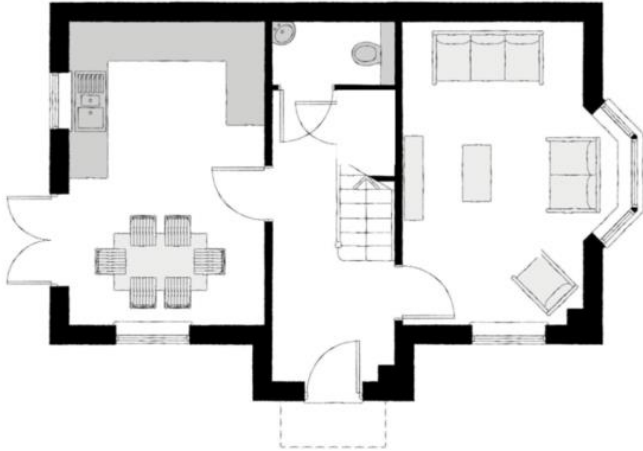
Bedroom Three - 3.175 x 2.37 (10'4" x 7'9") -

Family Bathroom -1.923m x 1.903m (6'4" x 6'3")

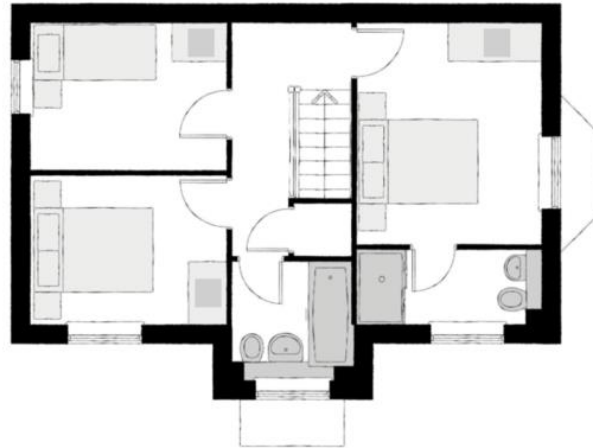




Ground Floor



First Floor



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