



Weston Drive

Bury St Edmunds, Suffolk, IP32 6TX

Guide Price £320,000

This impressive property boasts a quiet location, tucked away in a cul-de-sac and a modern layout, including a spacious kitchen/dining room that opens onto a favourable south-facing garden, perfect for entertaining or relaxing in the sun. Enhanced with air conditioning.



Property Features

- Attractive three-bedroom semi-detached home
- Modern air conditioning system for year-round comfort
- Beautifully landscaped rear garden perfect for relaxation
- Spacious kitchen/dining room with double doors to the patio
- Sun-drenched south-facing rear garden
- Double aspect living room offering generous natural light
- Quiet cul-de-sac setting
- Two allocated parking spaces directly adjacent to the property
- Master bedroom with ensuite
- uPVC double glazing & Gas central heating

FULL DESCRIPTION

The area is well-connected, providing easy access to major trunk roads, ensuring a stress-free commute. Residents can also enjoy a variety of local amenities, parks, and excellent recreational facilities that make this area an ideal place to call home.

The ground floor of this exquisite home features an inviting entrance hall that leads to a generous living room, enhanced by a double aspect window design. The well-equipped kitchen/dining room incorporates modern appliances,

including a built-in fridge/freezer, dishwasher, washing machine/dryer, and an oven with a hob and extractor and also benefitting from quartz worktops and a stylish inset sink with engraved worktop drainer. There are double doors leading to the landscaped garden creating a seamless indoor-outdoor flow, making it perfect for family gatherings or casual BBQs. A convenient WC and storage cupboard complete this level.

On the first floor, you'll find a spacious landing leading to the master bedroom, which features an en suite bathroom with walk in shower, hand basin and WC, this space has been meticulously and tastefully tiled. Landing leading to a stylish family bathroom showcasing a bath with a shower over, wash hand basin, and WC. There are two further well sized bedrooms and a storage cupboard which complete this floor.

The exterior of the home includes a beautifully landscaped and sun soaked rear garden, complete with a stylish patio area and a convenient wooden shed, while the front features charming shrubbed areas that enhance curb appeal.

Tenure: Freehold

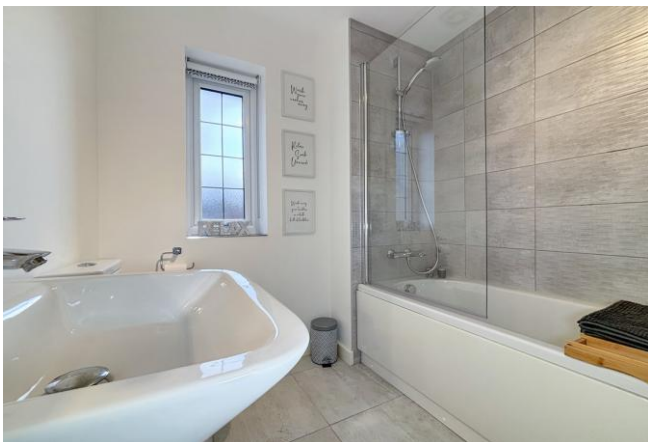
Council Tax Band: C - West Suffolk

Services: Main Water, Electric & Gas

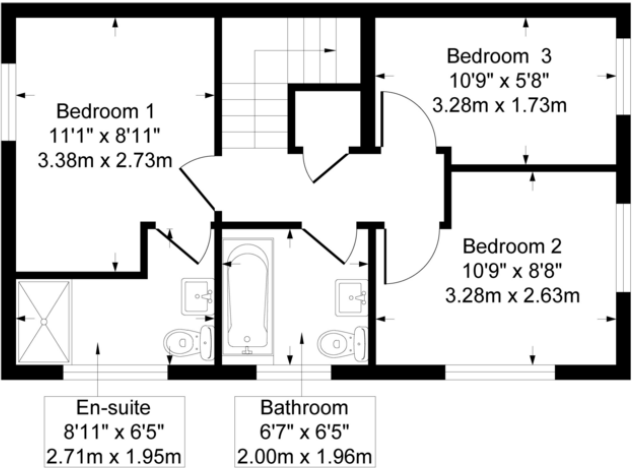
Maintenance charge - £134 PA

Agents Note:- There is an active application for lawful development for a single story side extension - Application No: DC/25/0056/CLP

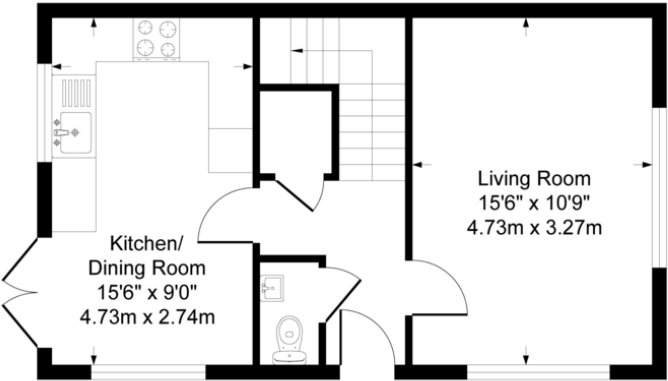




Approximate Gross Internal Area
834 sq ft - 77 sq m



First Floor



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		