

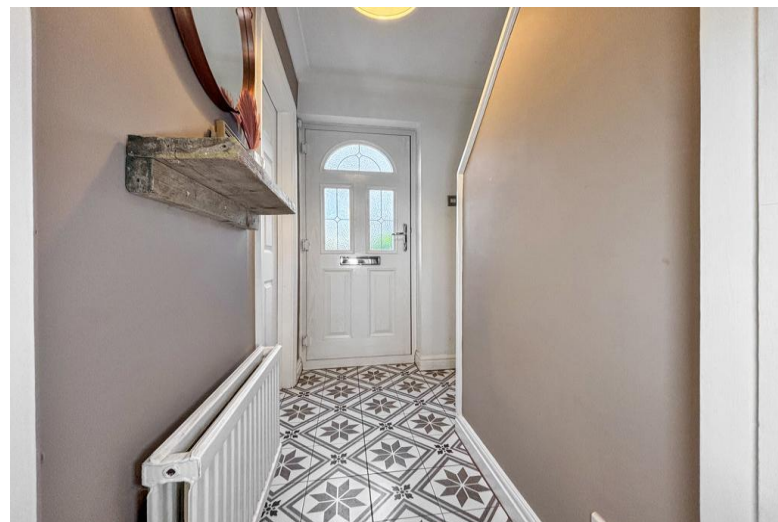


St Thomas's Way

Great Whelnetham, Suffolk, IP30 0TP

Guide price £230,000

An attractive three-bedroom end-of-terrace home offering well-balanced accommodation with a contemporary design throughout. Highlighted by the living/dining room and an impressive conservatory/family room that adds additional valuable space, all complemented by pleasant front and rear/side gardens.



Property Features

- Three-bedroom end-of-terrace home
- Spacious ground floor accommodation ideal for entertaining
- Large conservatory/family room
- Stylish modern design throughout
- Generous front and rear/side gardens
- Garage en-bloc with parking space
- Peaceful setting close to open countryside
- Excellent access to Bury St Edmunds
- uPVC double glazing throughout
- Council Tax Band - B

FULL DESCRIPTION

Situated within the popular village of Great Whelnetham on the southern side of Bury St Edmunds, St Thomas Way enjoys a semi-rural setting while remaining conveniently connected to Bury St Edmunds and surrounding countryside. Residents benefit from nearby amenities, community centre, pub/restaurant, scenic walks and straightforward access to transport links, making it an ideal location for families and commuters alike.

On the ground floor, the property is entered via a welcoming hallway. The spacious living/dining room provides a flexible area for everyday living and hosting guests, while the kitchen sits adjacent, offering good worktop and storage space. To the rear, the impressive conservatory/family room floods the home with natural light and creates a fantastic additional reception space overlooking the garden.

The first floor comprises a central landing leading to three well-proportioned bedrooms, making it ideal for families or those needing a home office. The accommodation is completed by a modern family bathroom serving all rooms.

Externally, the home enjoys nicely sized front and rear/side gardens, with the rear/side enclosed by panelled fencing for privacy and security. A rear walkway provides access to the garage en-bloc and parking area.

Families will appreciate access to local schooling (Nursery/Primary School), while the proximity to Bury St Edmunds ensures a wider choice of educational facilities, leisure amenities and shopping options are all within easy reach.

Tenure: Freehold

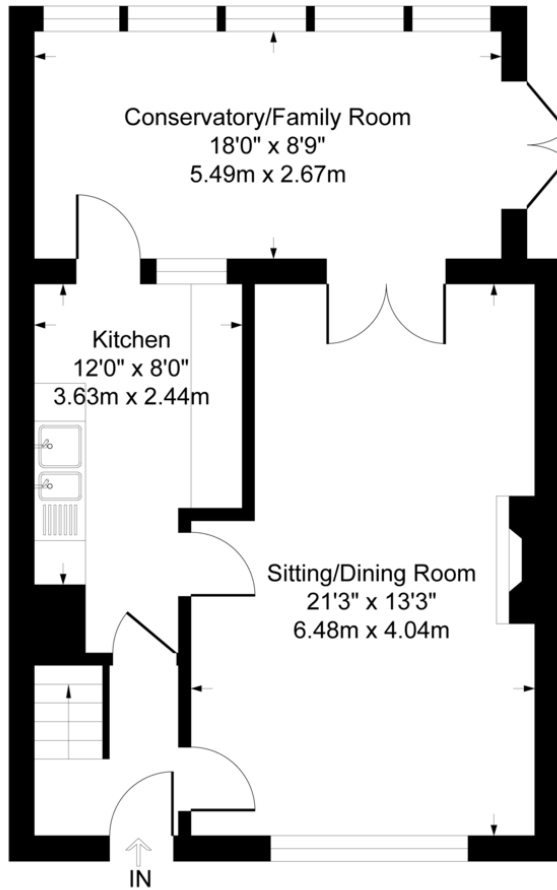
Council Tax Band: B

Services: Mains Electric and Water (Heating - Oil Fired)

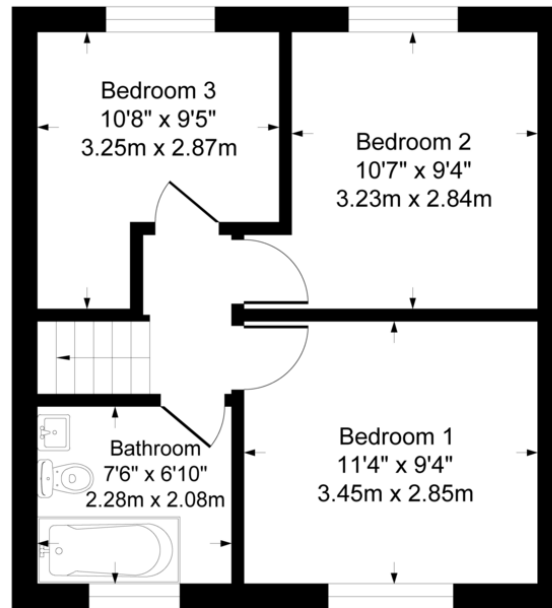




Approximate Gross Internal Area
996 sq ft - 93 sq m



Ground Floor



First 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.

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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