

oakheart



£300,000

Price Guide

Trigg Way, Bury St. Edmunds

****GUIDE PRICE £300,000 - £325,000****

Positioned on the ever popular Marham Park development on the West side of Bury St Edmunds is this beautifully presented three bedroom residence with off road parking for two/three cars on a driveway, two bathrooms and a wonderful open plan kitchen/dining room.

This immaculate family house is finished to a modern and contemporary style with plush fixtures and fittings that enhance the appeal. It was constructed approximately 4 years ago which leaves circa 6 years on the NHBC Guarantee for a hassle free ownership.

The current occupier was particularly smitten with this property due to its peaceful no through road position with views towards established greenery at the end of the close. It has parking on a driveway to the side for two cars in tandem, a third could be placed on the stoned frontage before the front door. There is a side gate to the back garden which reveals an attractive outside space which is mostly laid to lawn with a nicely sized patio seating area and timber built shed.

Internally the accommodation is bright and spacious with the ground floor consisting of an entrance hall, front aspect lounge, open plan

kitchen / dining room, separate utility and cloakroom. The addition of a utility room is a huge benefit to the well sized kitchen as it enables the introduction of further storage units and fitted appliances. The kitchen / dining room is particularly bright due to the double doors that lead out to the patio.

On the first floor there are three sensible bedrooms with the Master suite enjoying fitted wardrobes and its own ensuite shower room. Completing this wonderful property is that it can be found within easy access to the A14 for those looking to commute to Cambridge whilst also being walking distance from the new David Lloyd leisure centre! This attractive house is a must see!











Ground Floor



Floor 1

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Approximate total area¹⁾
70.55 m²
759.39 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

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

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