

oakheart



£494,995

Waites Close, Marham Park, Bury St
Edmunds

Ready to move in by Summer! This striking and impeccably finished brand new, four bedroom detached family house boasts a generous corner position in the popular Marham Park development just 9 minutes drive from Bury St Edmunds Centre.

The Lisianthus is the last property remaining of its style and has been finished to the highest standard as it is the former show home! No expense has been spared in the presentation of this property, salient features briefly include; Solid work surfaces and

breakfast bar, integrated Zanussi appliances, fully landscaped back garden, tandem garage and off road parking on a driveway, patio doors to the garden, fully tiled bathroom and ensuite, brand new carpets, fitted wardrobes in the master bedroom, 10 year NHBC guarantee and it is available for purchase fully furnished.

Marham Park sits on the edge of Bury St Edmunds with immediate links to the A14 making it perfect for those who require easy commuter access. It is also sat opposite the new Marham

Park Country Park, the perfect place to enjoy tranquility, dog walks and time outside. The development is also serviced by the Marham Park Flyer which is a residents minibus into and out of the Town Centre.

Locally is Howard Community Academy in addition to convenience amenities and Bury St Edmunds Golf Club!

There are an array of incentives available with this impressive detached home, contact Oakheart to arrange a viewing and discuss the options on offer.

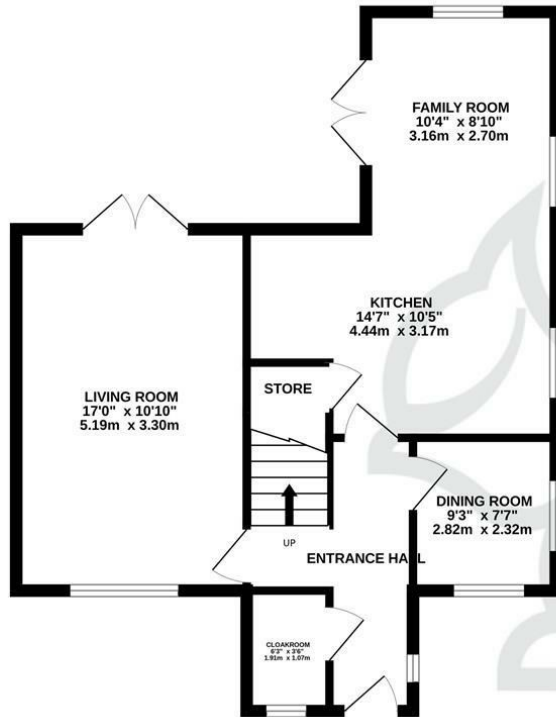




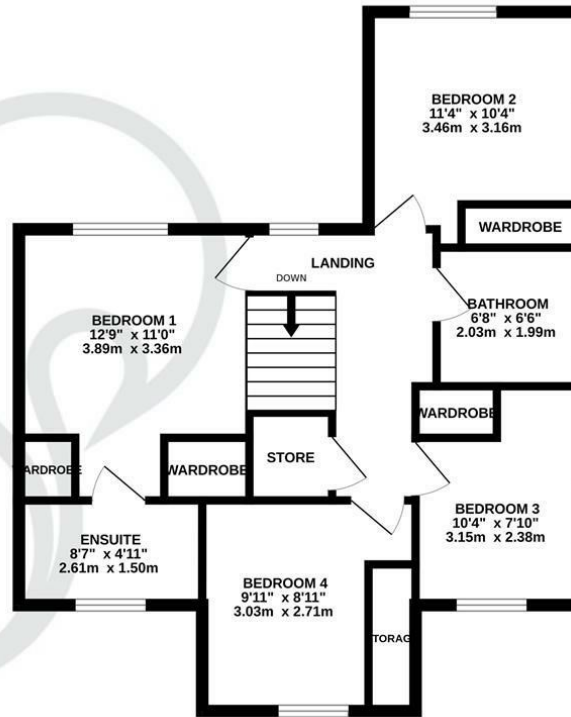




GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:

Freehold

Council Tax Band:

New Build

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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