



**BROOKS LENEY**  
SUPERB HOMES THROUGHOUT EAST ANGLIA

## **34 Bristol Road, Bury St Edmunds, IP33 2DL**



A very nicely designed and constructed new home with a 100-foot rear garden, located on a quiet and sought-after residential street in southwest Bury St Edmunds.

### **Freehold – for asking price see online listing.**

- 1664 square foot, 4-bedroom detached home
- Newly constructed and with no forward chain
- High specification kitchen and bathrooms
- 0.17-acre plot with a 100-foot rear garden
- Master bedroom with large en-suite shower room
- Block-paved off-street parking and a storage garage
- Solar panels and an air-source heat pump
- Located on a quiet residential no-through road
- Close to Bury St Edmunds town centre
- Half a mile to Bannatyne Health Club and Spa
- EPC rating B

## THE PROPERTY

34 Bristol Road has been significantly extended and remodelled from its original incarnation as a 1950s bungalow and now presents as a stylish and practical family home, which is almost entirely new, and which makes the best of its excellent plot and location in southwest Bury St Edmunds.

The general level of finish is excellent and includes features such as aluminium windows and doors, oak internal doors, quality fitted carpets, laminate wood floors, spotlights in some rooms and USB sockets.

As the floorplan illustrates, the property offers accommodation over two levels which includes two front-facing reception rooms with bay windows and a full width kitchen/dining room overlooking the rear garden.

The kitchen has room enough for an eight-person dining table, upright radiators and bi-fold doors to the patio. It is fitted with handleless units under Minerva surfaces (which include retractable corner cupboards); Bosch fitted appliances include a double oven, a fridge/freezer, a dishwasher, an induction hob and an extractor.

On the first floor, the master bedroom overlooks the rear garden and has a recess for wardrobes to be fitted and a large ensuite shower room with a double sized, walk-in shower and a back lit vanity unit. The family bathroom is fitted to a similar high standard and has a bath with a shower above; this serves the three remaining bedrooms, two of which could be considered large double rooms.

## GROUNDS AND OUTBUILDINGS

The plot measures 0.17 of an acre and includes a 100-foot east facing rear garden which is mostly private thanks to well-established trees and borders. A full-width stone patio has been constructed adjacent to the house which has a super outlook down the garden.

At the front there is newly paved off-street parking for at least three cars, access to the garden on both sides of the house and access to an attached single garage.

## LOCATION

Bristol Road and Hervey Road are tree-lined residential streets which together form a no-through circular road. They include a mix of house types, mainly from the 1950s and 1960s, most of which have good-sized gardens and ample parking.

Bury St Edmunds town centre is just over a mile from the property as is West Suffolk Hospital. Suffolk County Council lists the nearest schools as Westgate Primary and King Edward Secondary and private schools within a short drive include Culford and South Lee Prep.

## DIRECTIONS

Postcode: IP33 2DL

What3Words location: ///sticks.duck.scoop

## POINTS TO NOTE

The house is registered in council tax band C with West Suffolk District Council and with payments of £1942.00 PA. It is connected to mains water, electric and sewerage. The house is heated by an air-source heat pump, has a water softener, and has solar panels on roof which contribute to the property's power demands. Ofcom states that Ultra-fast broadband is available in the postcode.

The grey garage door shown on the marketing images has been superimposed but will match a door which is due to be fitted before completion. Two of the internal images also feature digitally staged furniture.

## GENERAL ADVICE

Before booking a viewing of any Brooks Leney property, we suggest buyers view its full online details including the street-view representation, the site map, the satellite view and the floor plan. If you have any questions, please contact Brooks Leney. A PDF version of the floorplan is available on request. These sales details were produced in good faith and are believed to be correct.









34 Bristol Road, Bury St Edmunds  
Approx. Gross Internal Floor Area - 1664 sq ft / 155 sq m  
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