



Myrtlewood Road, Bury St. Edmunds

Sheridans



Myrtlewood Road, Bury St. Edmunds IP32 6TS

Guide Price £375,000

A detached three bedroomed family home providing immaculately presented accommodation, complemented by well-tended gardens.

Built in 2018, this beautifully presented house displays many attractive features throughout whilst possessing a light and airy atmosphere with spacious accommodation currently in brief comprising of an entrance door opening to Entrance hall: with stairs off to first floor with under stairs cupboard. Door to Cloakroom: with WC and wash basin. Door from entrance hall to Sitting Room: a comfortable reception room with box window to front creating a light and airy feel. Kitchen/dining/family room: a lovely spacious room fitted with an excellent range of units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by integrated appliances and with French doors in the dining area opening to the rear gardens.

On the first floor is a landing with useful cupboard and access to boarded loft space. The main bedroom offers views to the rear aspect with fitted wardrobes and is complemented by an en-suite shower room. The two remaining bedrooms are served by a family bathroom completing the accommodation.

Outside

To the front of the house are two useful visitor parking bays and to the side of the house is a garage, with power and lighting, providing one inside parking space and another externally directly in front of the garage. . The gardens are mostly situated to the rear of the house and are mostly laid to lawn and include a newly built paved terrace.

Location

The house is situated opposite a children's play area within this very popular new development on the edge of the town providing excellent access to the A14 dual carriageway. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre proceed North along Northgate Street, straight across the roundabout onto Fornham Road (A1101). Go straight at the traffic lights into Mildenhall Road and out of the town. At the roundabout turn left and follow the JS Bloor signs. Follow the road and turn right into Myrtlewood Road, follow the road round and the property will be found on the right-hand side. <https://what3words.com/flinch.exam.variation>

Services

Mains electricity, gas, drainage and water. Heating - Gas

Council Tax: West Suffolk Band: D

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source

- Entrance hall
- Cloakroom
- Sitting room
- Well-equipped kitchen/dining room
- Three bedrooms
- En-suite shower
- Family bathroom
- Gardens
- Ample parking and garaging
- Immaculately presented

Ofcom)

Flood Risk: Surface Water - Very Low Risk. Rivers & The Sea

- Very Low Risk

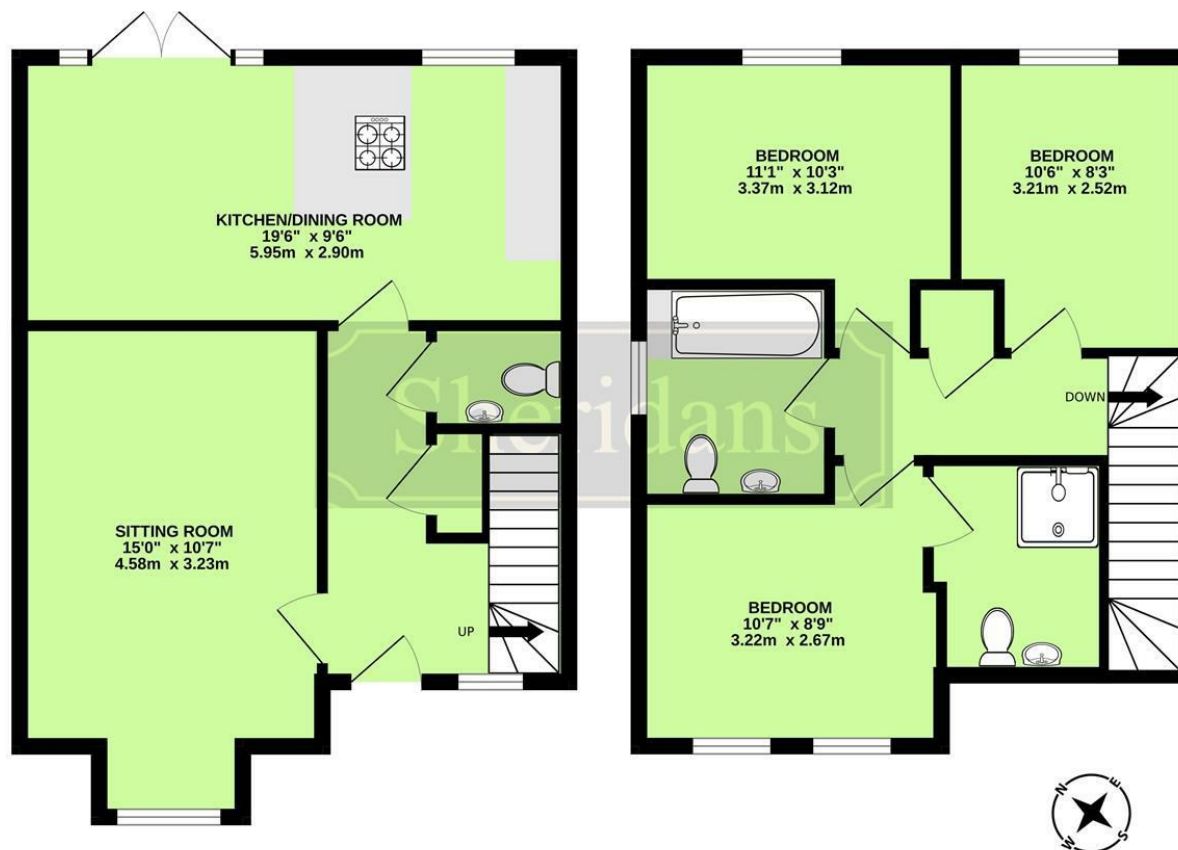
EPC Rating: B

Remaining years of NHBC guarantee.



GROUND FLOOR

1ST FLOOR



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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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