



Sheridans
FOR SALE
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Tudor Road, Marham Park, Bury St. Edmunds

Sheridans



Tudor Road, Marham Park, Bury St. Edmunds IP32 6FJ

Guide Price £375,000

This well-presented three/four bedroom semi-detached town house has a good sized kitchen/dining room, separate first floor sitting room, large master bedroom with en-suite, two further bedrooms (the sitting room could also be used as a fourth bedroom), study, family bathroom, downstairs cloakroom, off road for two cars and a delightful rear garden with decking. This delightful property has accommodation over three storeys and is in a good location with excellent access to the A14 for travel to Cambridge, Colchester, Ipswich, Stowmarket and beyond.

In brief the accommodation consists of door into the hall and door through to the large kitchen/dining room. There are a range of wall and base units, with work surfaces over, an integrated oven and dishwasher, hob with extractor over and a useful pantry cupboard. The dining area has ample space for a table and has French doors into the garden. The fourth bedroom/study is located on this floor with a window to the front. There is a useful hall cupboard where the boiler is housed with space for a washing machine. The downstairs cloakroom with wash hand basin and WC completes the ground floor accommodation.

Stairs ascend to the first floor landing. There is a large double bedroom with two windows to the front. The family bathroom has a bath with shower over, wash hand basin and WC. Stairs ascend to the second floor. The master bedroom is another large double with en-suite with shower, wash hand basin and WC. The en-suite can also be accessed from the landing. The final double bedroom has two windows and is located at the front of the property.

Outside

There is off road parking for two cars to the front. The rear garden has a decked area for alfresco dining, artificial grass and a useful shed.

Location

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. Take the first roundabout into the David Wilson section of Marham Park and take the first left onto Tudor Road followed by the next left. The property is located further up on the right-hand side. <https://what3words.com/each.catchers.jaunts>

Services

Mains gas, water and electric. Council tax band D.

- Well-presented three/four bedroom semi-detached town house
- Large kitchen/dining room
- Bright sitting room
- Master bedroom with en-suite
- Recently built property (purchased 2018)
- Accommodation is set over three storeys
- Rear garden with decking
- Off road parking for two cars
- Excellent access to A14

Mains electricity, gas and water. Heating - Gas boiler

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 Ofcom)

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

Note from the Vendor: All blinds and wardrobes in the bedrooms are included in the sale.

Annual management fee: £160





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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