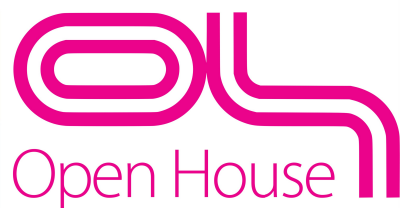




Bury Park Drive, Bury St. Edmunds, IP33 2DA

Price Guide £345,000





## DRAFT DETAILS

Bury Park Drive, Bury St. Edmunds, IP33 2DA

Price Guide £345,000

We are pleased to present: An established detached house in a popular area on the South side of town, requiring some cosmetic updating. Entrance Porch, Cloakroom, Lounge, Dining Room, Kitchen, 4 Bedrooms, Bathroom, Front & Good Size South-Facing Rear Garden, Garage, VIEW ASAP.

## DESCRIPTION

This established property presents with brick elevations, and a tiled roof. It has benefitted from some improvements over the years, with works including replacing the gas boiler and fitting UPVC double glazing and PVC roofline. Otherwise, the property could benefit from some cosmetic updating, and is presented to the market at a price to allow potential purchasers the opportunity to personalise their own home. Instead of paying top money, and buying a home which has been finished to someone else's specification, which may not necessarily appeal to everyone, the purchaser of this home can finish it to their own tastes. This presents an excellent opportunity for someone wishing to 'put their own stamp' on a property. This property would suit a family or investment buyer, and being located on the sought-after southern side of town, within easy access of Nowton Park, West Suffolk Hospital and the A14, early viewing is strongly advised.





## DIRECTIONS

Proceed out of Bury St Edmunds along Cullum Road, and at the roundabout, take the second exit, towards Nowton. Turn left into Bury Park Drive, and continue along. On a right hand bend, a shared driveway bears off to the right, where the property is located on the right.

## ENTRANCE PORCH

Approached via an outer canopy with part glazed panelled front door. UPVC cladding, tiled floor.

## CLOAKROOM

White suite comprising wc, wall mounted corner wash basin, tiled splashbacks, tiled floor, UPVC frosted window to front.

## LOUNGE 16'11" X 16'9" (5.16M X 5.11M)

The focal point being an ornamental fireplace with hearth and capped gas point, stairs to first floor with open area beneath, TV point, telephone/internet point, wood laminate floor, two radiators, UPVC window to front. Door to Kitchen.

## DINING ROOM 12'3" X 8'1" (3.73M X 2.46M)

Wood laminate floor, two radiators, telephone/internet point, UPVC sliding patio door to rear garden.

## KITCHEN 12'4" MAX X 8'4" (3.76M MAX X 2.54M)

Range of base and wall mounted units, work surfaces, part tiled walls, inset double bowl 'butler' style sink with mixer tap, gas cooker point, pan drawers, plumbing for washing machine, space for fridge/freezer, built-in storage cupboard with shelving and fuse box, wall mounted Worcester gas combination boiler, UPVC window to rear, UPVC glazed door to side.

## FIRST FLOOR LANDING

Loft access, built-in shelved cupboard, radiator, UPVC window to side.

## BEDROOM 1 13'5" X 9'9" (4.09M X 2.97M)

Wood laminate floor, radiator, UPVC window to front.

## BEDROOM 2 8'6" X 8'4" + DOOR RECESS (2.59M X 2.54M + DOOR RECESS)

Wood laminate floor, built-in wardrobe, radiator, UPVC window to rear.

## BEDROOM 3 9'7" X 6'0" + RECESS (2.92M X 1.83M + RECESS)

Wood laminate floor, built-in wardrobe, radiator, UPVC window to rear.

## BEDROOM 4 8'2" + DOOR RECESS X 6'10" (2.49M + DOOR RECESS X 2.08M)

L-shaped room. Wood laminate floor, built-in wardrobe, radiator, UPVC window to front.

## BATHROOM 7'2" X 5'5" (2.18M X 1.65M)

White suite comprising panelled bath with shower controls over, wc, pedestal wash basin, tiled splashbacks, radiator, UPVC frosted window to side.

## OUTSIDE

To the front the property is approached via a shared access drive. The front garden is laid mainly to lawn with border, and stepped pathway to the front door. The shared access driveway at the front leads to a GARAGE: 16'2" x 7'10" (4.93m x 2.39m) with up and over style door. Gates to both sides of the property provide access to the SOUTHERLY-FACING rear garden. This is of a good size, being enclosed by fencing, and laid principally to lawn with borders





and paved patio area.

**AGENT'S NOTE:** The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band D.

### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.



Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.



### **TRANSPORT LINKS**

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>



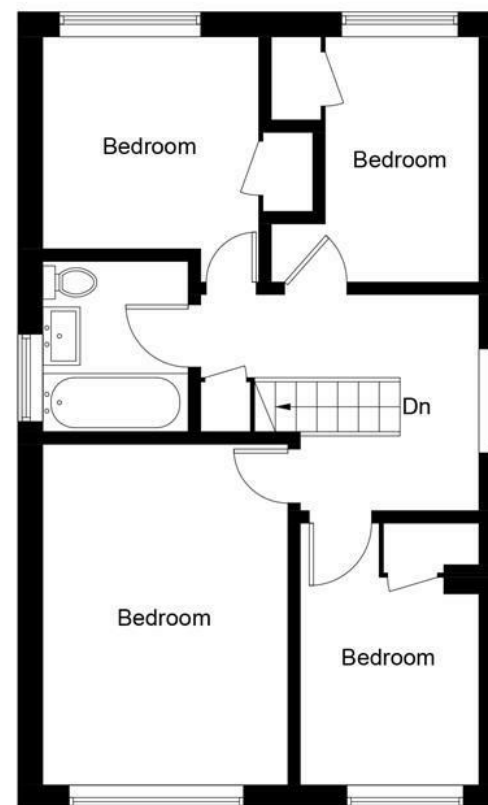
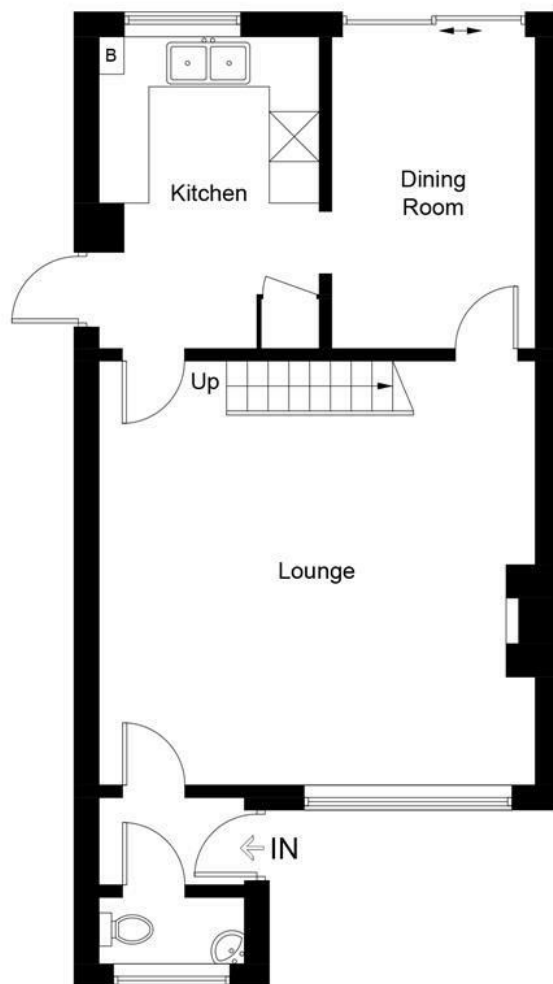






## 28 Bury Park Drive, Bury St. Edmunds. IP33 2DA

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft




### Ground Floor

### First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

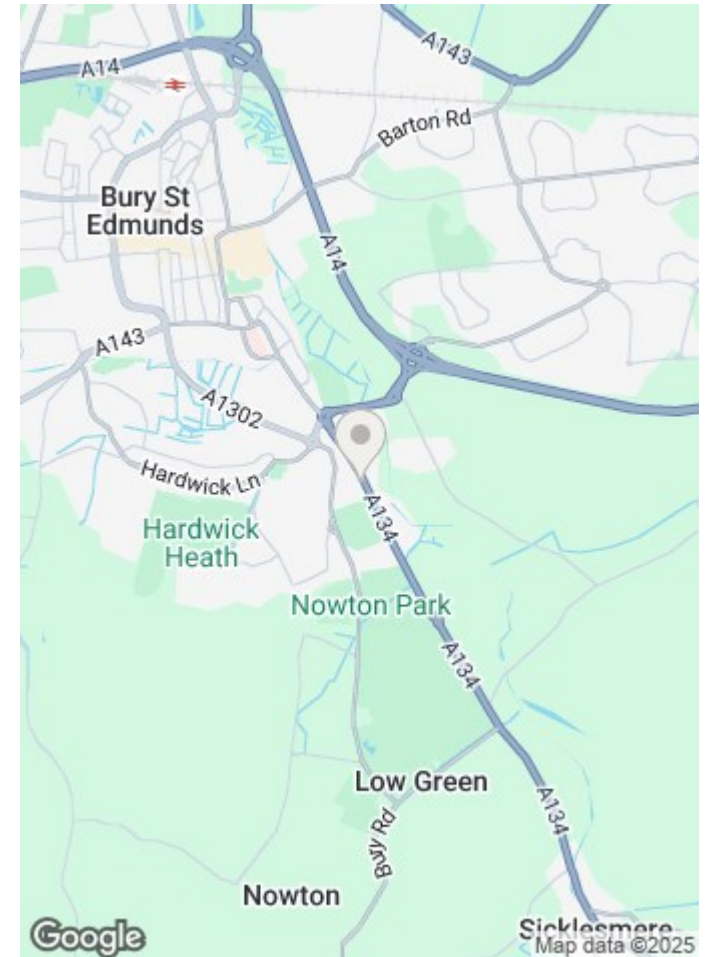
**Mobile: 07803 138 123**

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**[www.coakleyandtheaker.co.uk](http://www.coakleyandtheaker.co.uk)**

## PROPERTY SUMMARY

- ENTRANCE PORCH
- CLOAKROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- 4 BEDROOMS
- BATHROOM
- GARAGE, FRONT & SOUTHERLY-FACING REAR GARDEN
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE
- POPULAR AREA ON SOUTH SIDE OF TOWN, CONVENIENT FOR NOWTON PARK, WEST SUFFOLK HOSPITAL & A14, EARLY VIEWING ADVISED



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** **PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

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