

TOLLGATE LANE BURY ST EDMUNDS FOR SALE

- MID-TERRACE HOME
- TWO DOUBLE BEDROOMS
- TWO FULL BATHROOMS
- CLOSE TO BURY TOWN CENTRE
- MODERN THROUGHOUT
- OFF-ROAD PARKING

PRICE
£260,000

GD Estates is delighted to present this beautifully modernised two-bedroom mid terrace home, conveniently located just outside the town centre of Bury St Edmunds.

The property features two double bedrooms, including a spacious ensuite on the first floor, a light and airy living room, a stylish kitchen/diner, and a family bathroom. Externally, it benefits from a well-maintained rear garden and off-road parking.

A fantastic opportunity for those seeking a modern home, with character in a great location.



LOCATION:

The property is situated on Tollgate Lane, just a short distance from the town centre of Bury St Edmunds. Within walking distance, residents can enjoy a variety of local amenities, while the town itself offers excellent educational, recreational, and cultural facilities, including the Arc Shopping Centre, Abbey Gardens, and Theatre Royal.

For commuters, the train station is conveniently close, providing mainline links to London Liverpool Street. Additionally, the A14 is easily accessible, offering direct routes to Ipswich, Cambridge, and London via the M11.

LIVING ROOM

11' 11" x 11' 3" (3.65m x 3.45m):

The property is entered via a uPVC door into a bright and spacious living room, featuring a large uPVC bay window that allows for plenty of natural light. The room also boasts a charming feature fireplace, two built-in storage cupboards, built-in shelving, and one radiator. Open access to;

KITCHEN/DINER

11' 11" x 10' 6" (3.65m x 3.22m):

The property features a well-equipped, modern kitchen with a range of wall-mounted and under-counter cabinets set beneath square-edge wood-effect worktops, complemented by tiled splashbacks. It includes an inset stainless steel sink with a drainer and mixer tap, an integrated electric oven and hob with an extractor over, and space and plumbing for both a dishwasher and washing machine. The kitchen also offers ample space for a dining table and chairs. Additional features include one radiator, stairs leading to the first floor, and a uPVC part-glazed door providing access to the rear garden.

BATHROOM

8' 2" x 5' 8" (2.49m x 1.74m):

The family bathroom features a modern three-piece white suite, comprising a panelled bath with a mains shower over, a low-level WC, and a wall-mounted wash hand basin with storage beneath. Additional features include a heated towel rail and an obscure uPVC window to the side aspect.



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LANDING:

Providing access to bedrooms 1 and 2.

BEDROOM 1

11' 11" x 11' 3" (3.65m x 3.45m):

Spacious double bedroom with feature fireplace, uPVC window to front aspect and 1x radiator.

BEDROOM 2

10' 11" x 9' 2" (3.35m x 2.81m):

A second double bedroom featuring an airing cupboard housing the boiler with additional storage, a loft hatch, a uPVC window to the rear aspect, and 1x radiator. Access to:

ENSUITE

7' 9" x 5' 6" (2.38m x 1.68m):

Modern three-piece white suite comprising a corner shower with tiled cubicle, low-level WC, and pedestal wash hand basin. Heated towel rail. uPVC window to rear aspect.

EXTERNALLY:

Externally, the property boasts a generous, well-maintained rear garden, predominantly laid to lawn with a large patio area and a brick-built bar-perfect for outdoor entertaining. To the rear of the garden, there is off-road parking available.

TENURE:

The property is freehold, and will be sold with vacant possession.

SERVICES:

Mains services are connected including gas, water, electricity and drainage. Gas central heating



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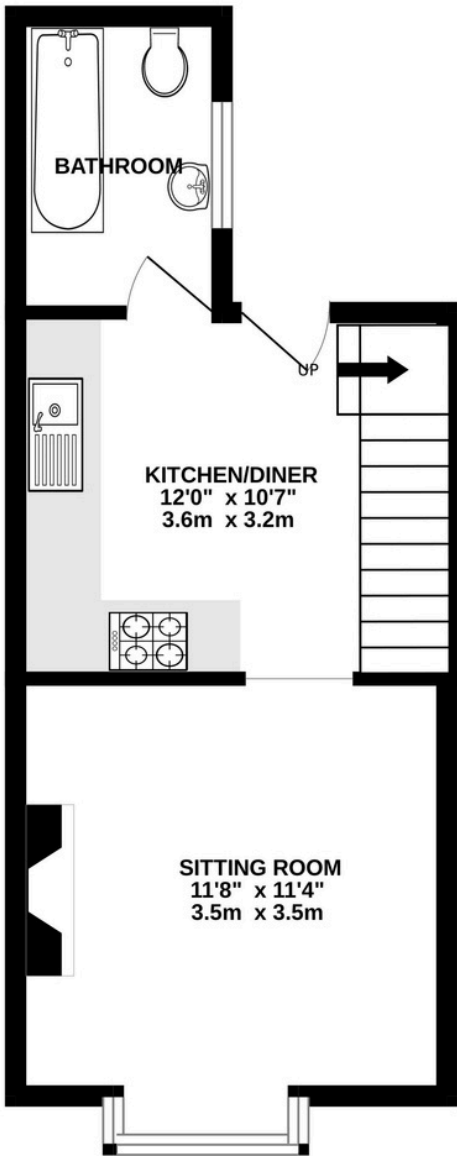
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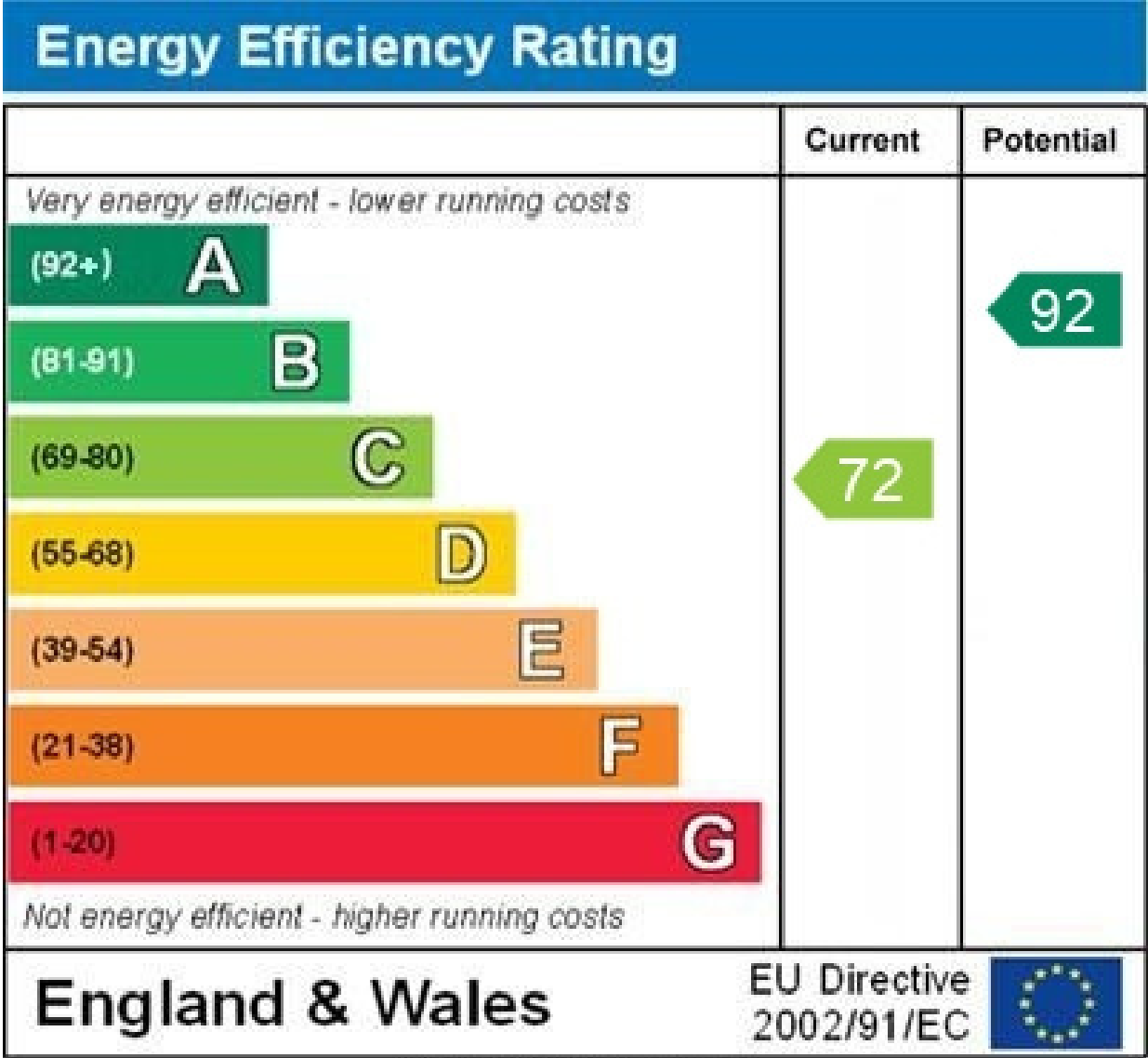
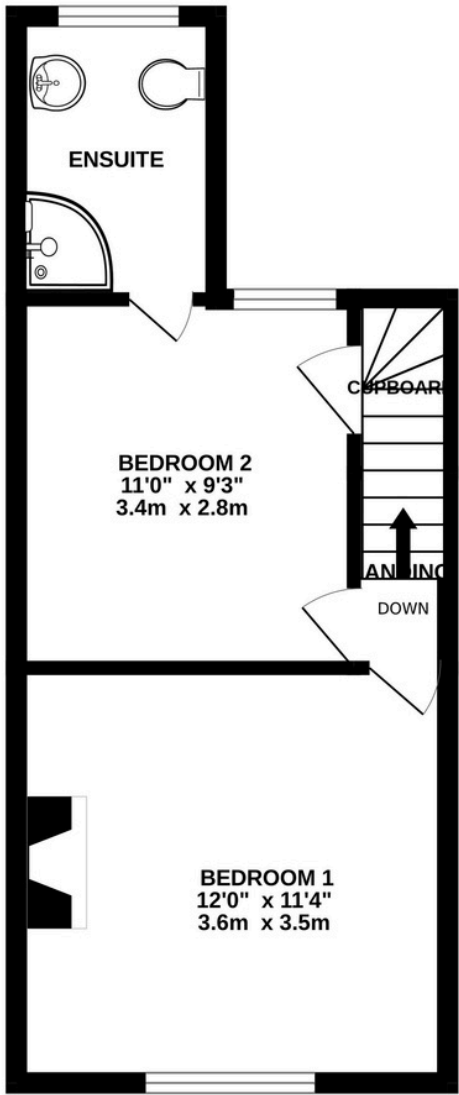
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GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



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TOTAL FLOOR AREA: 599 sq.ft. (55.7 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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