

# PRIGMORE DRIVE BURY ST EDMUNDS

## FOR SALE

- JUST THREE YEARS OLD
- STILL WITHIN NHBC WARRANTY
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- LIVING ROOM-DINER
- PARKING FOR TWO CARS
- MODERN THROUGHOUT
- EPC B
- COUNCIL TAX BAND B



PRICE  
**£260,000**





**GD Estates are delighted to bring to market this beautifully presented two-bedroom end-of-terrace home, located on the sought-after Lark Grange estate in Bury St Edmunds.**

**Built just three years ago, the property offers a stylish, contemporary finish throughout and comes with the added peace of mind of approximately seven years remaining on its NHBC warranty. Enjoy all the benefits of a new-build home without the worry of any early teething issues.**

**The well-proportioned accommodation includes two double bedrooms, a bright and spacious living/dining room, a modern kitchen, a downstairs cloakroom, and a family bathroom.**

**Outside, the property boasts a private rear garden and a driveway providing tandem parking for two vehicles.**





## LOCATION:

Lark Grange is a modern highly regarded residential development situated on the eastern edge of Bury St Edmunds.

Residents benefit from a strong sense of community, well-maintained green spaces, and nearby countryside walks. The estate is conveniently located close to local schools, shops, and supermarkets, including a nearby retail park. There are regular bus routes into the town centre, which is just a short drive or cycle away.

Bury St Edmunds itself is a historic market town known for its excellent restaurants, boutique shops, beautiful Abbey Gardens, and thriving arts and cultural scene. With easy access to the A14, Lark Grange is ideally positioned for commuters travelling to Cambridge, Ipswich, or further afield.

## ENTRANCE HALL:

The property is entered via a composite door into a spacious entrance hallway. Stairs lead to the first floor, and there is open access to the kitchen.

## KITCHEN

9' 10" x 5' 10" (3m x 1.8m):

Modern and well-equipped kitchen featuring a range of wall-mounted and under-counter units set beneath roll-edge, wood-effect worktops. Includes an inset stainless steel sink with drainer and mixer tap, electric oven and gas hob with extractor hood and splashback.

Integrated appliances include a dishwasher, washing machine, and fridge-freezer. Additional features include an electric plinth heater, wall-mounted combination boiler, and a uPVC window to the front aspect.

## LIVING ROOM/DINING ROOM

13' 1" x 16' 0" (4m x 4.9m):

Light and airy living room with uPVC patio doors opening onto the rear garden, allowing for plenty of natural light. The space offers room for a comfortable lounge suite as well as a dining table and chairs. Additional features include an understairs storage cupboard and a radiator.

## CLOAKROOM

4' 11" x 2' 11" (1.5m x 0.9m):

Fitted with a low-level WC and a pedestal wash hand basin.

## LANDING:

Spacious landing providing access to all first-floor accommodation, with loft hatch and radiator.

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## BEDROOM 1

9' 10" x 9' 6" (3m x 2.9m):

Double bedroom with uPVC window to rear aspect and one radiator. Access to;

## ENSUITE:

Modern three-piece white suite comprising a fully tiled shower cubicle with mains shower, low-level WC, and pedestal wash hand basin. Additional features include a radiator.

## BEDROOM 2

11' 1" x 8' 2" (3.4m x 2.5m):

Second double bedroom featuring built-in double wardrobes with sliding mirrored doors and an overstairs storage cupboard. Two uPVC windows to the rear aspect provide plenty of natural light, and there is one radiator.

## FAMILY BATHROOM

6' 6" x 5' 10" (2m x 1.8m):

Three-piece white suite comprising a panelled bath with glass screen and mains shower over, low-level WC, and pedestal wash hand basin. Includes one radiator.

## EXTERNALLY:

Externally, to the rear, the property boasts a fully enclosed garden, predominantly laid to lawn, with an attractive patio area, raised flowerbeds, and a garden shed.

To the front, there is a driveway providing tandem parking for two vehicles.

## TENURE

The property is FREEHOLD and is offered with vacant possession.

## SERVICES:

The property offers mains gas, water and electricity. Gas fired central heating.



01284 750891

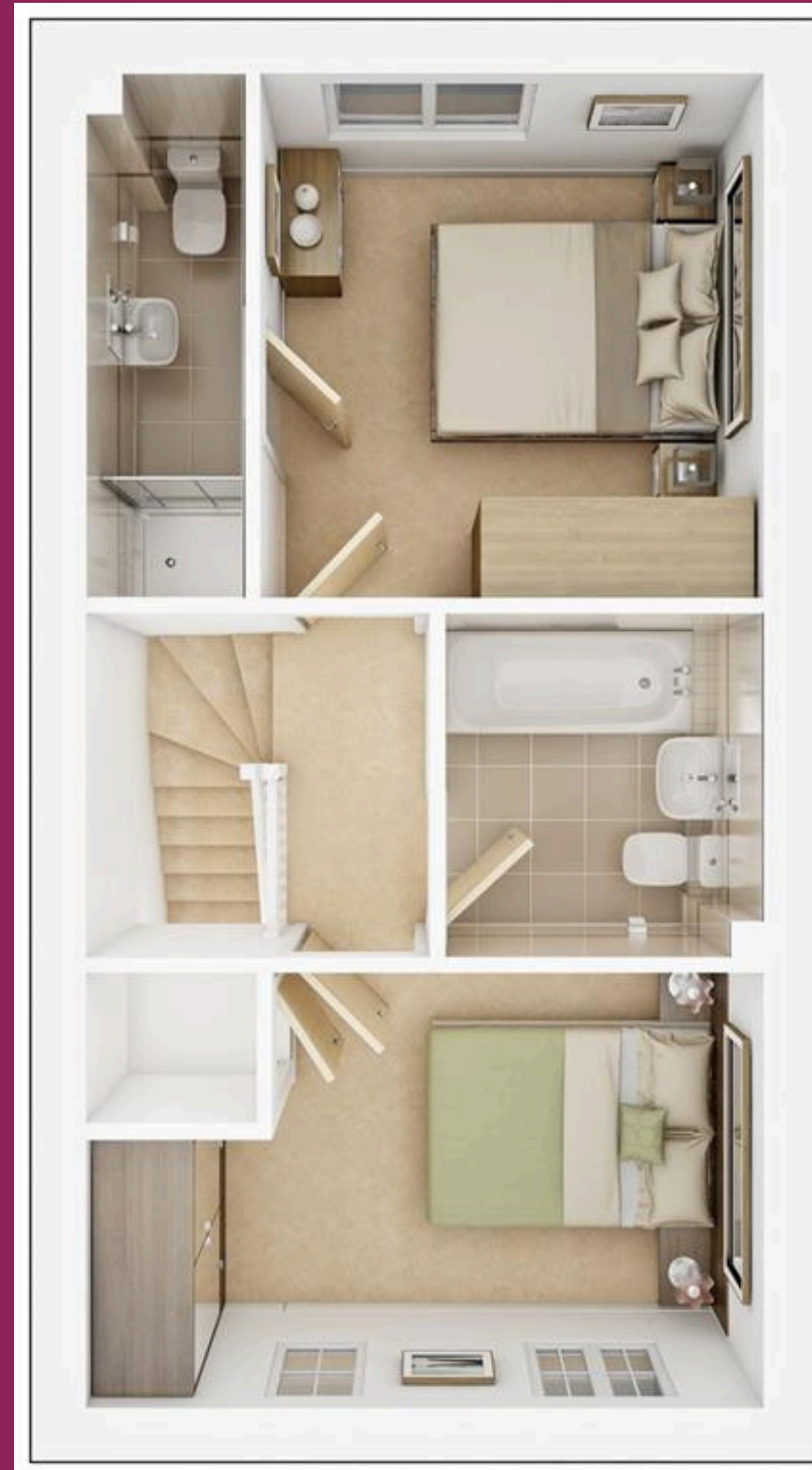
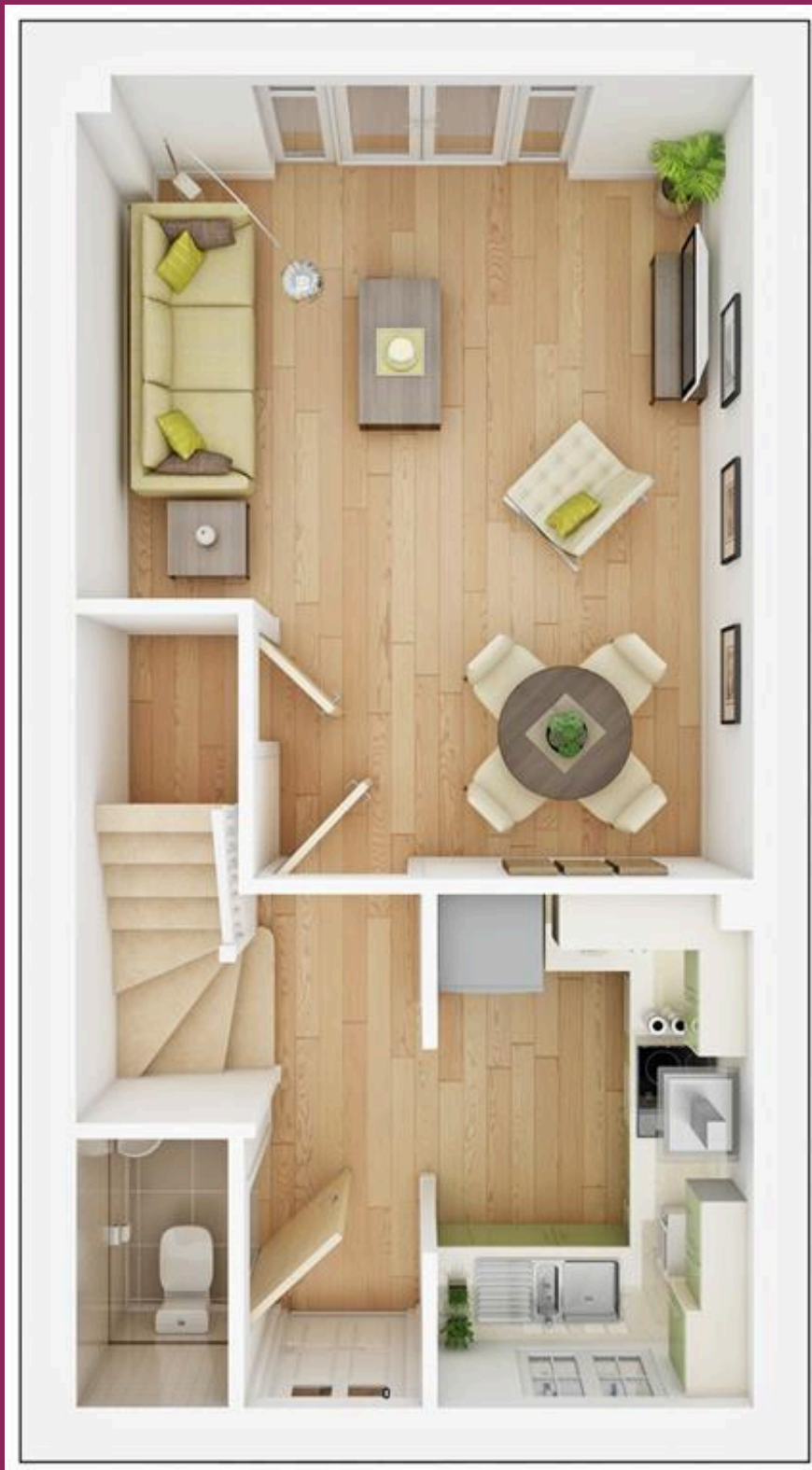


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