







Welcome to this terraced 3/4 bedroom home on the sought-after Nowton Estate in Bury St Edmunds. Ideal for families and professionals, it features a spacious sitting room, bright conservatory, and a good sized kitchen/dining area. The ground floor also includes a convenient WC. Upstairs, find four bedrooms, with one suitable as a study, and a family bathroom. The property boasts established front and rear gardens, perfect for relaxation and entertaining. Situated with easy access to local amenities, schools, and transport links, this home offers both comfort and convenience with the opportunity to make it your own. Contact us today to arrange a viewing.



### **Entrance Hall**

8' 5" x 3' 3" (2.56m x 0.99m)

Front door, radiator.

### **Kitchen/Dining Room**

19' 7" x 8' 5" (5.96m x 2.56m)

Well proportioned kitchen fitted with a range of wall and base level units with drawer and worktop over. Inset sink with drainer. Double oven, electric hob and extractor. Space for fridge freezer, plumbing for a washing machine and dishwasher. Double aspect window to the front. Radiators.

### **Sitting Room**

16' 3" x 10' 6" (4.95m x 3.20m)

Generous size room features patio doors that open up to the conservatory, providing a seamless indoor-outdoor space. Storage cupboard, two radiators.

### **Conservatory**

12' 4" x 6' 11" (3.76m x 2.11m)

Bright room with double doors that open directly onto the rear garden offering indoor and outdoor living. Radiator

### **Cloakroom**

5' 7" x 2' 9" (1.70m x 0.84m)

WC and wash hand basin.

### **Rear Lobby**

10' 6" x 2' 9" (max 9' 8" 3.20m x 0.84m)

Door to rear garden. Radiator

### **Landing**

16' 10" x 5' 11" (5.13m x 1.80m)

Loft access and airing cupboard.

### **Bedroom 1**

13' 4" x 8' 8" (4.06m x 2.64m)

Good size double room with fitted wardrobes, window to front. Radiator.

### **Bedroom 2**

10' 7" x 9' 11" (3.22m x 3.02m)

Double room with window to rear. Radiator

### **Bedroom 3**

9' 8" x 8' 8" (2.94m x 2.64m)

Good size room with window to rear. Radiator

### **Bedroom 4/Study**

7' 4" x 6' 10" (2.23m x 2.08m)

Sky light window. Radiator.

### **Bathroom**

9' 8" x 4' 4" (2.94m x 1.32m)

Suite comprising of bath with electric shower over, WC and wash basin. Window to rear. Radiator.

### **Storeroom**

6' 4" x 4' 1" (1.93m x 1.24m)

Integral part of the house accessed from the garden, housing the boiler, consumer board, power and lighting.

### **Front Garden**

Well-presented front garden laid to lawn, bordered by mature trees, established shrubs, and pretty flower beds. Enclosed with a charming picket fence path and gated access.

### **Rear Garden**

Good size south facing garden laid to lawn, surrounded by established shrubs, trees and flower beds, offering privacy and a relaxing space to enjoy.

### **Shed**

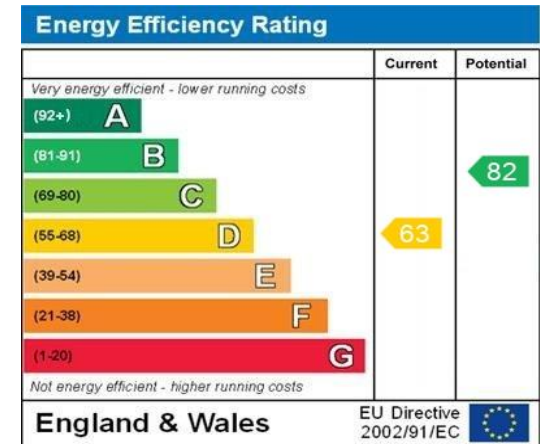
Storage



Ground Floor



Floor 1



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