





Welcome to a delightfully presented three-bedroom detached family home built just 3 years ago. Stylishly decorated throughout, the property features elegant wood-effect flooring in the welcoming entrance hall, well designed kitchen/dining room and convenient downstairs cloakroom. You will find a well-proportioned sitting room with French doors leading to the garden. Upstairs, offers three double bedrooms, the master bedroom with an en-suite and a family bathroom. Completing the home is a paved private driveway offering ample off-street parking. Lawned front and an enclosed good size rear garden. Do not miss out on this lovely modern home close to the train station and the A14 offering quick access to Bury St Edmunds & Stowmarket.

Entrance Hall

11' 3" x 6' 8" (3.42m x 2.04m)

Welcoming entrance with wood effect flooring. Stairs leading to first floor. Storage cupboard. Radiator

Cloakroom

6' 0" x 2' 4" (1.82m x 0.72m)

WC, pedestal wash basin. Window to front. Radiator.

Kitchen/Dining Room

17' 7" x 8' 5" (5.37m x 2.56m)

Stylish kitchen with wall and base cupboard and drawer units with wooden work tops over. Electric oven with gas hob and extractor fan. Inset sink and drainer. Intergrated washing machine and space for a full fridge freezer. Inset sink with drainer. Window over looking front and rear garden. Radiator.

Sitting Room

21' 11" x 10' 0" (6.69m x 3.06m)

Well-proportioned room with French doors leading to the terrace area. Window to front. Two radiators

Landing

6' 8" x 3' 2" (2.03m x 0.96m)

Window to rear offering natural light. Loft access and airing cupboard.

Bedroom 1

16' 11" x 10' 2" (5.15m x 3.11m)

Well-proportioned double room with two fitted wardrobes. Window to front and radiator.

En-suite

10' 1" x 3' 11" (3.08m x 1.19m)

Modern suite with WC, pedestal wash basin. Shower cubicle with shower head over. Window to rear. Heated towel rail.

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.60m)

Well presented double room with window to front. Radiator.

Bedroom 3

8' 7" x 6' 10" (2.61m x 2.08m)

With window to rear. Radiator

Bathroom

6' 8" x 6' 3" (2.03m x 1.91m)

Stylish suite with WC, pedestal wash basin. Bath with hand held shower head. Window to front. Heated towel rail.

Outside

Front Garden

Well-kept lawn to front bordered by mature shrubs and a pathway to the front door.

Rear Garden

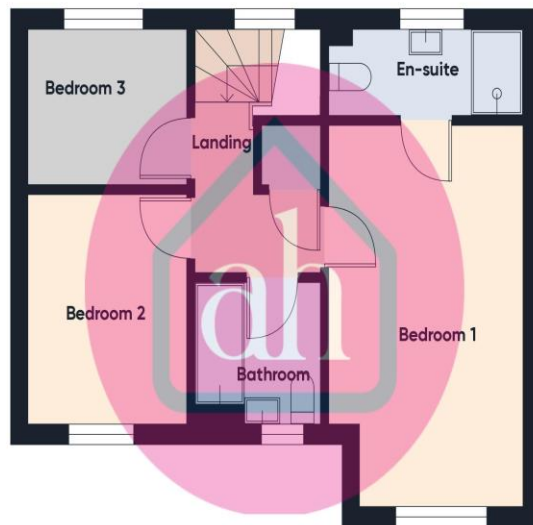
A terrace area ideal for entertaining leading to the well-kept lawn. Enclosed by fencing offering privacy and a pathway to the gated access to the driveway.

Parking

Blocked paved driveway to side of the property offering off street parking.



Ground Floor



Floor 1

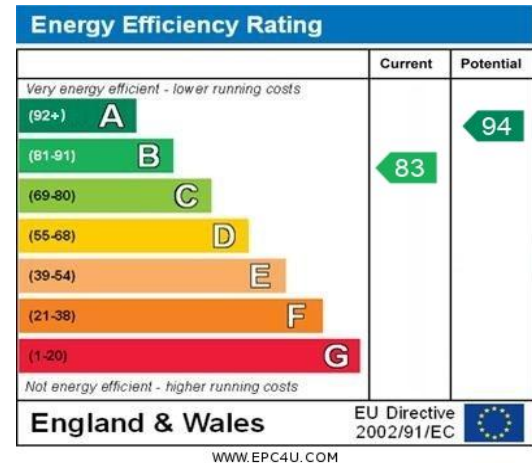
Approximate total area⁽¹⁾
918.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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