



Hollow Road, Bury St. Edmunds, Suffolk, IP32 7AY

£295,000 Freehold



This well-presented 3-bedroom terrace house is within walking distance of the vibrant market town of Bury St Edmunds. The ground floor features a welcoming sitting room, leading to a stunning open-plan kitchen and dining area with bi-fold doors opening to the garden, plus a convenient ground-floor cloakroom. Upstairs offers three good size bedrooms and a modern family bathroom. Outside, the front provides off-road parking, while the rear garden boasts a patio for entertaining, a well-maintained lawn, and mature shrubs and trees. Combining contemporary style in a prime location, this home is perfect for modern living.

Entrance Hall

4' 5" x 3' 11" (1.35m x 1.20m)

Stairs leading to first floor and radiator.

Cloakroom

4' 10" x 3' 0" (1.47m x 0.91m)

WC and wash basin.

Sitting Room

14' 8" x 13' 5" (4.46m x 4.08m)

Well proportioned room with understairs cupboard. Window to front and radiator.

Kitchen/ Dining Room

19' 9" x 17' 6" (6.02m x 5.34m)

Modern stylish open plan well designed kitchen and dining room. With matching wall and base cupboard and drawer units with wood worktops over. Butler inset sink. Double electric oven with gas hob and extractor fan over. Utility area providing space for a washing machine, dishwasher and full fridge freezer. Vaulted skylight offering natural light and bi-fold doors opening to the garden. Radiator

Landing

9' 0" x 2' 11" (2.74m x 0.89m)

Loft access

Bedroom 1

10' 10" x 10' 1" (3.29m x 3.07m)

Good size double with feature fireplace.

Window to front. Radiator

Bedroom 2

11' 5" x 8' 9" (3.49m x 2.66m)

Double room with feature fireplace. Window to rear and radiator

Bedroom 3

8' 11" x 8' 0" (2.71m x 2.45m)

Good size room with window to rear. Radiator

Shower Room

6' 9" x 6' 4" (2.07m x 1.94m)

Modern suite with WC, vanity wash basin. Tiled shower cubicle with waterfall shower head over. Heated towel rail.

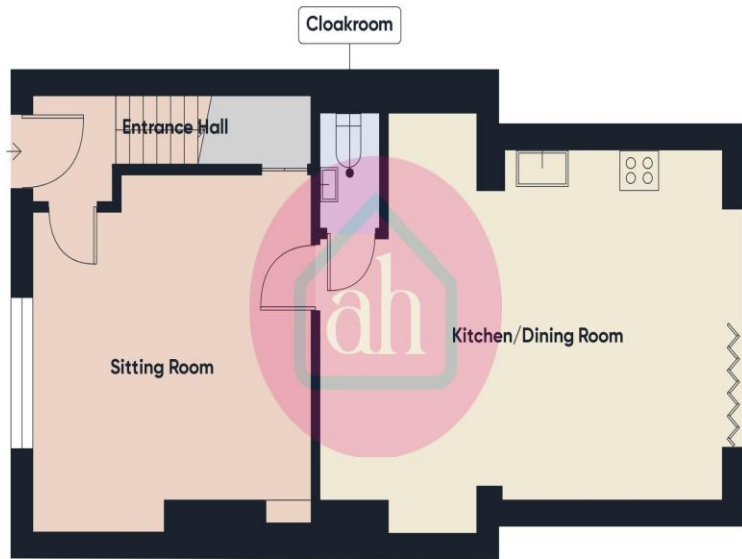
Outside

Front Garden

Hard standing paved area with wall to front, offering off street parking. A lawn area bordered by a pathway leading to the covered front porch

Rear Garden

Enclosed by fencing you will find a generous size garden laid mainly to lawn with a raised decking seating area. Surrounded by mature hedge and shrubs. Two sheds for storage.



Ground Floor

Approximate total area⁽¹⁾
866.58 ft²



Floor 1

(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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