



Robinson Close, Bury St. Edmunds, Suffolk, IP33 3TY

Offers in Excess of £280,000
Freehold



Set in a peaceful cul-de-sac in Bury St Edmunds, this two double bedroom semi-detached house is conveniently located within walking distance of local amenities. It presents a fantastic opportunity for first-time buyers, those looking to downsize, or investors. The property features a driveway that offers off-road parking for several vehicles, along with a garage for secure storage or extra parking space. Inside, you will discover a spacious living area and a thoughtfully designed kitchen that provides direct access to the lovely rear garden through a single-story extension. This outdoor space is perfect for enjoying gatherings with friends or indulging in gardening. Upstairs, there are two generous double bedrooms, each offering a comfortable and inviting atmosphere. This delightful home is sure to appeal to a variety of buyers looking for convenient living space.

Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Tiled flooring and radiator

Sitting Room

16' 9" x 10' 2" (5.1m x 3.1m)

Well- proportioned room with window to front enjoying plenty of light. Radiator

Kitchen

9' 10" x 9' 10" (3.0m x 3.0m)

Modern kitchen with matching wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Double built in electric oven, 4 gas hob and extractor hood over. Space for full fridge freezer and washing machine. Window to rear aspect. Radiator

Sunroom

15' 1" x 10' 10" (4.6m x 3.3m)

Generous size room with built in base cupboard and worktop over. Windows to rear enjoying lots of natural light. French doors opening to the garden. Radiator

Bathroom

6' 7" x 6' 7" (2.0m x 2.0m)

WC and pedestal wash basin. Bath with shower over and shower screen. Heated towel rail and feature tile flooring. Window to rear aspect.

Landing

Loft access.

Bedroom 1

16' 9" x 10' 2" (5.1m x 3.1m)

Generous size double bedroom with airing cupboard. Window to rear aspect. Radiator

Cloakroom

Saniflo toilet and wash basin. Built in shelves.

Bedroom 2

16' 9" x 10' 2" (5.10m x 3.10m)

Large double room with window to front aspect. Radiator

Outside

Front Garden

Driveway to side offering ample parking leading to the garage and side access. Laid to a well kept lawn, border by shrubs and decorative stones.

Rear Garden

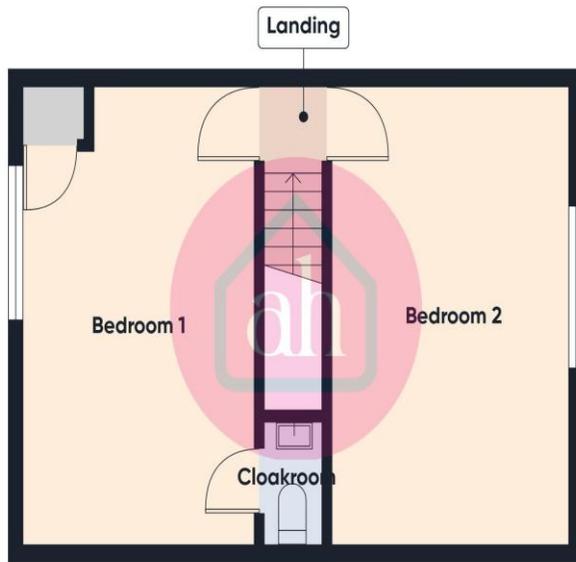
Private enclosed beautifully maintained gardens with a generous patio seating area. Bordered by established trees, mature shrubs and a raised flower bed. Laid mainly to lawn, paved pathway leading an archway and gate accessing the front. Garden shed with power connected.

Single Garage

Up and over door, power connected and light.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

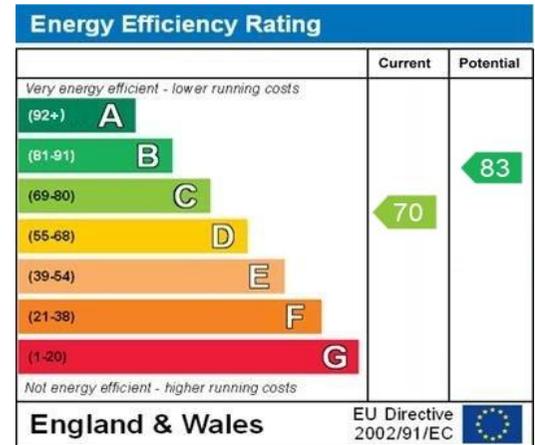
923 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.