



Located in a popular residential area of Bury St Edmunds, this three-bedroom semi-detached home offers practical and comfortable living. The ground floor includes a good size sitting/dining room, a modern kitchen, and a convenient cloakroom. Upstairs, there are three bedrooms and a family bathroom. The front garden overlooks a recreational area, while the enclosed rear garden provides access to the garage and a useful brick store shed. With good local amenities and transport links nearby, this property is ideal for families or first-time buyers.

Entrance Hallway

Welcoming entrance with stairs to first floor.
Storage cupboard and radiator.

Kitchen

8' 10" x 8' 2" (2.7m x 2.5m)

Modern kitchen with range of base, wall and drawer units with worktops over. Fitted oven and microwave and ceramic hob with extractor fan over. Space for washing machine and fridge freezer. Window and door to the rear garden.

Sitting/Dining Room

20' 8" x 10' 6" (6.3m x 3.2m)

Good size room with electric fire in stone surround with dual aspect windows to front and rear. Radiator.

Cloakroom

4' 7" x 4' 3" (1.4m x 1.3m)

Wash hand basin and WC. Window to front.

First Floor Landing

Loft access.

Bedroom 1

12' 6" x 11' 6" (3.8m x 3.5m)

Double bedroom with storage cupboard housing boiler. Window to front. Radiator.

Bedroom 2

12' 6" x 8' 10" (3.8m x 2.7m)

Double bedroom with window to rear. Radiator.

Bedroom 3

9' 2" x 9' 2" (2.8m x 2.8m)

Window to rear. Radiator.

Bathroom

8' 10" x 4' 7" (2.7m x 1.4m)

Wash hand basin, WC and bath with shower over. Storage cupboard. Heated towel rail.

Outside

Front Garden

Enclosed by a low brick wall, the garden is laid to shingle with established shrubs with a path to the front door.

Rear Garden

The rear garden offers a private, low-maintenance space featuring artificial grass, a patio area, and raised beds with established shrubs. There is pedestrian access to the garage and a separate brick-built store shed, providing useful additional storage with power and light in both.

Garage

26' 3" x 7' 10" (8.0m x 2.4m)

Up and over door with work bench, power and light. Pedestrian door into rear garden.



Ground Floor



Floor 1

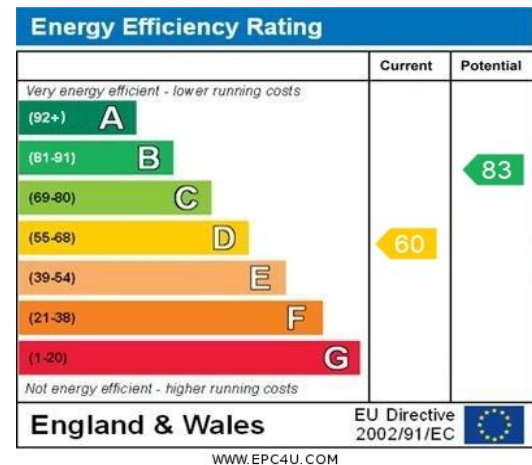
Approximate total area⁽¹⁾
831 ft²

(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.

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