



THE FIRS, RUSHBROOKE LANE BURY ST. EDMUNDS, IP33 2SY

£230,000
FREEHOLD

Unexpectedly Available! Welcome to The Firs, a private over-50s site on the outskirts of the historic town of Bury St Edmunds, where luxury meets peacefulness in this stunning 2-bedroom Prestige-brand Park home. Well maintained and impeccably presented, this residence offers a perfect blend of modern comfort and classic elegance.

As you step inside, you'll be greeted by the vaulted ceilings that enhance the sense of space and airiness throughout the home. The triple aspect open plan living room/dining room boasts a large space for entertaining and relaxing, with a hardwood floor in the dining area.

The master bedroom, with its dual aspect windows and built in wardrobes, features a private en suite. The second bedroom is equally charming with its own range of built in furniture and is served by the main bathroom.

The heart of this home is its well-appointed kitchen, equipped with integrated appliances and designed for both functionality and style. Adjacent is a convenient utility room, offering ample storage space. To the outside of the property is a large driveway with plenty of parking and a garage.

Located in a quiet spot on the edge of a popular town, this park home doesn't disappoint. Book your viewing today!

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THE FIRS, RUSHBROOKE LANE



Spacious living room En-suite Office
space Over 55s retirement
property Utility space

Hallway

Inviting hallway with cupboards for storage, radiator.

Living/Dining Room

A large, bright and inviting triple aspect room with electric coal effect fireplace, marble effect hearth and mantel, chandeliers, air con unit, two radiators and hardwood floor in dining area.

Kitchen

A bright galley style kitchen with a good range of wall and base, cupboard and drawer units, stainless steel sink and half sink with drainer and mixer tap, 4 ring gas hob, extractor fan, integrated dishwasher and upright fridge freezer, eye level double oven, partly tiled walls, recessed ceiling lighting, bow window to side.

Utility

A good range of wall & base units and cupboards, space and plumbing for washing machine and tumble dryer, door to side, radiator, open to kitchen.

Office

A range of shelving, drawers and cupboards, desk and window to side. Radiator.

Bedroom 1

A large double room with in built wardrobes, two radiators, two windows to side.

En Suite

Shower with rainfall shower head, WC and pedestal wash basin, towel rail, partly tiled walls, mirror cabinet and cupboard, window to side.

Bedroom 2

Large double with in built wardrobes and chest of drawers, window to side, radiator.

Bathroom

A well designed room with large shower cubicle, rainfall shower head, WC and pedestal wash basin, partly tiled walls and mirror cabinet. Window to side.

Garage

Up and over door, power and lighting.

Front

Shingled border to the property, ample parking in front of garage.

Rear

Low maintenance paved area to the rear of the property.

Agent's Note

The monthly pitch fee is £270 per month, not including water.

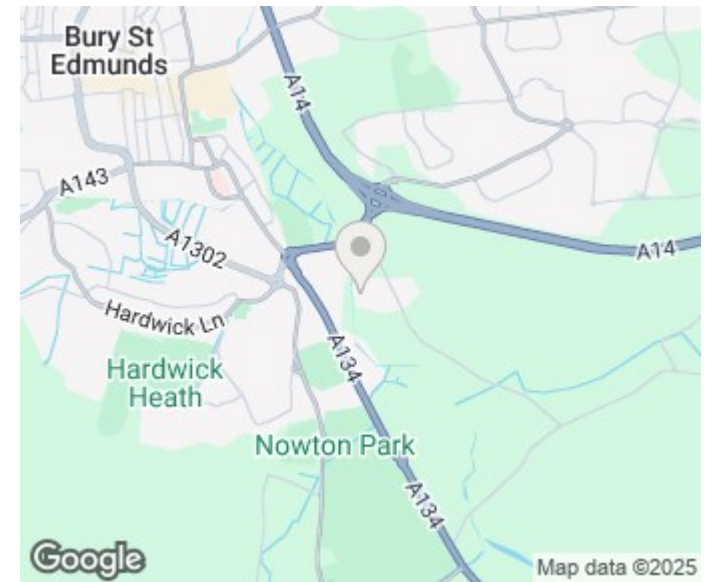
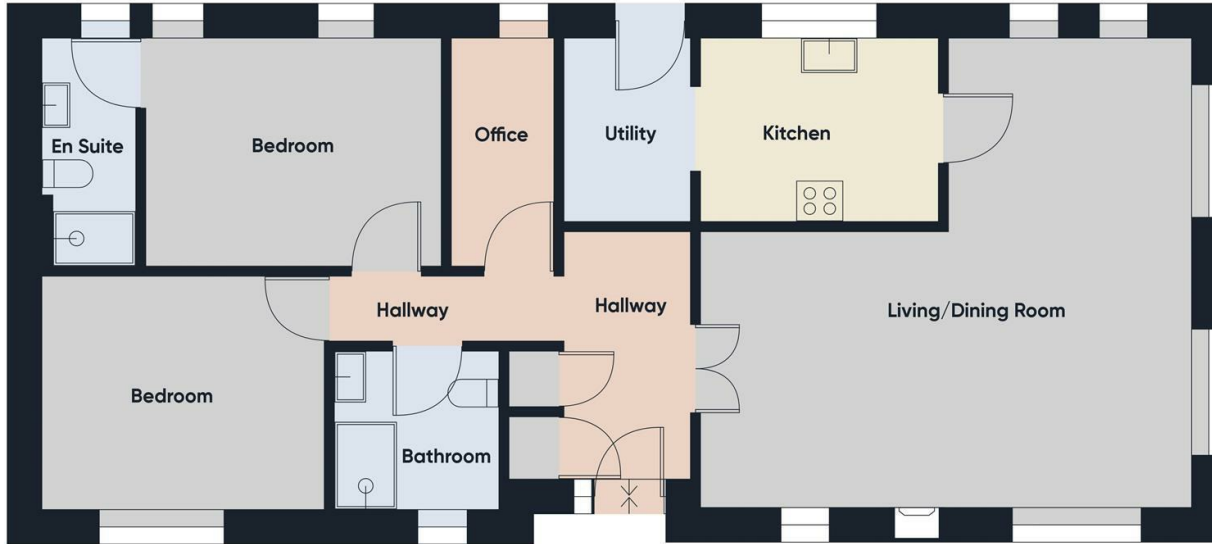
Pitch fees are reviewed annually.

This is a 2013 Prestige Renaissance and the size of this park home is 51 x 21. This particular make of park home has been recognised for its excellence and has won 'Home of the Year' awards.

This is a residential site for the over 50s.

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EPC Rating: N/A Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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