



RUSHBROOKE LANE, BURY ST. EDMUNDS

BURY ST. EDMUNDS, IP33 2FF

£200,000

SHOW HOME CONDITION

An impressive well-presented, retirement PARK HOME for the over 50's. Offering spacious accommodation close to the town centre and walking distance to Marks & Spencer shop, garden centre and cafe.

With a stylish open plan kitchen/dining room seamlessly leading to the bright generous size sitting room with dual aspect windows enjoying plenty of natural light. There are two good size double bedrooms one served by a modern wet room and separate bathroom. The property offers modern living and will impress you the minute you walk through the door. Enjoying a private courtyard garden with good size outbuilding and benefits from gas central heating, ample storage space and integrated kitchen appliances. Viewing is essential to appreciate the quality and presentation of this delightful home.

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RUSHBROOKE LANE, BURY ST.

- Chain Free! Retirement Park Home For The Over 50's
- Spacious & Well Presented Sitting Room
- Large Modern Kitchen/Dining Room
- Gas Fired Central Heating
- Wet Room & Second Bathroom
- Two Good Size Bedrooms
- Walkin Wardrobe
- Private Garden
- Good Size Outbuilding
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with ample storage cupboards. Radiator

Sitting Room

Spacious bright room with dual aspect windows to side and front. Electric feature fireplace with modern surround. Opening to the dining/kitchen. Two radiators

Kitchen/Dining Room

Well-designed shaker style kitchen with wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Integrated appliances including full fridge freezer, washing machine and dishwasher. Gas hob with electric oven and extractor hood over. Dining area offering an entertaining space with French doors opening to the front.

Bedroom 1

Generous size double room with French doors opening onto the balcony. Built in vanity unit with drawers. Heated towel rail.

Wet Room

Modern suite with WC, vanity wash basin unit. Shower area with waterfall shower head. Window to rear. Heated towel rail.

Bedroom 2

Double room with fitted wardrobes, window to side. Radiator

Walkin Wardrobe

With hanging space and built in shelving. Radiator

Bathroom

Contemporary suite with WC, pedestal wash basin. Bath with shower head over surrounded by feature tiles. Built in shelving and heated towel rail. Window to side

Outside

Garden

Wrapping around the park home to rear and side. Patio seating area to the back with shed storage. Raised flower and shrub beds with patio paving to the side.

Outbuilding

Base units with worktops over. Windows to side.

Agent's Note

Omar Home approximately 5 years old

This is a residential site for clients over 50 years in age. The pitch fee is £253 per month

Pitch fees are reviewed annually.

There is a separate charge for the water of £30 per month





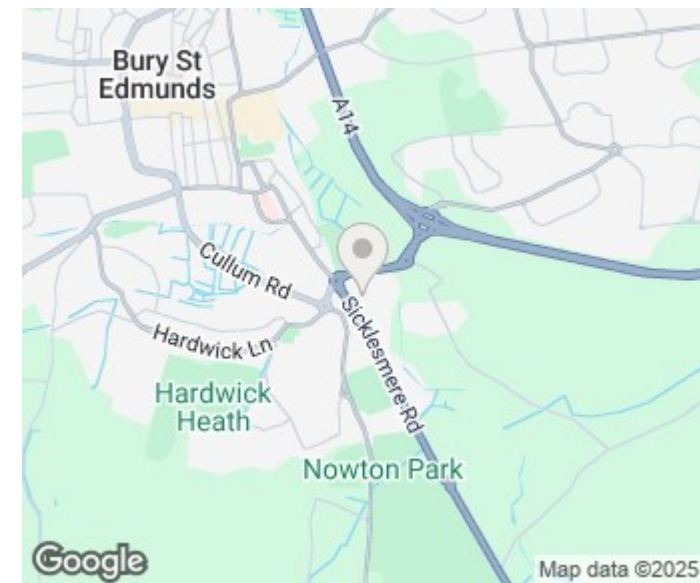
Approximate total area^m
758.96 ft²

(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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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