





Approaching 1260 square feet this beautifully presented 4-bedroom detached house is situated in the sought-after Marham Park development in Bury St Edmunds. Built just three years ago, the property enjoys a prime position with a south-facing landscaped garden. Step inside this immaculate home to appreciate the spacious, well-lit rooms that flow seamlessly throughout. The stylish and well-designed kitchen/dining room overlooks the private garden, complemented by a relaxing dual-aspect sitting room. There are four generously sized bedrooms, including one with an en suite, and a family bathroom. Additional features include a cloakroom, utility room, extra parking and a garage. Viewing is essential to appreciate the setting and quality of this family home.

Entrance Hall

14' 7" max x 7' 2" max (4.44m x 2.18m)

Light and inviting entrance hall with stairs to first floor and storage cupboard. Radiator.

Cloakroom

5' 10" x 2' 11" (1.78m x 0.89m)

Pedestal hand basin and WC. Radiator.

Kitchen/Dining Room

20' 2" x 10' 6" (6.14m x 3.20m)

Beautifully presented modern kitchen/dining room with French doors leading to the private gardens. Stylish range of wall and base cupboard and drawer units with ample work surfaces with inset sink and drainer. Built in appliances include a double oven with electric hob and extractor fan over. Integrated fridge freezer and dishwasher. Radiator. Ample room for dining table.

Utility Room

7' 1" x 5' 2" (2.16m x 1.57m)

Base units with work tops over, offering space and plumbing for washing machine and tumble dryer. Wall mounted boiler.

Sitting Room

20' 2" x 13' 9" max (6.14m x 4.19m)

Beautifully presented dual aspect room with bay window to side and double doors into hall way. Radiator.

Landing

Loft access and storage cupboard.

Master Bedroom

11' 7" x 10' 8" (3.53m x 3.25m)

Double bedroom with fitted wardrobes. Window to side. Radiator.

Ensuite

7' 1" x 5' 4" (2.16m x 1.62m)

Modern suite with double shower, pedestal sink and WC. Window to side. Radiator.

Bedroom 2

10' 9" x 10' 10" (3.27m x 3.30m)

Double bedroom with window to side. Radiator.

Bedroom 3

11' 0" max x 9' 3" (3.35m x 2.82m)

Dual aspect room, windows to front and side. Radiator.

Bedroom 4

9' 2" x 8' 5" (2.79m x 2.56m)

Large fitted wardrobe. Window to front. Radiator.

Bathroom

7' 4" x 5' 8" (2.23m x 1.73m)

Stylish bathroom suite comprising of bath with hand held shower. Double shower cubicle, pedestal sink and WC. Window to front. Heated towel rail.

Outside

Front Garden

Flower and shrub borders edge the path to the front of the property along with a hedge to mark the boundary.

Rear Garden

Exceptionally well designed and landscaped garden with two patio areas to enjoy the sunshine and an artificial grass lawn. Raised beds enclosed with sleepers make this a very low maintenance garden. Steps lead down to the pedestrian gate for easy access to the driveway and garage.

Garage And Parking

19' 7" x 10' 3" (5.96m x 3.12m)

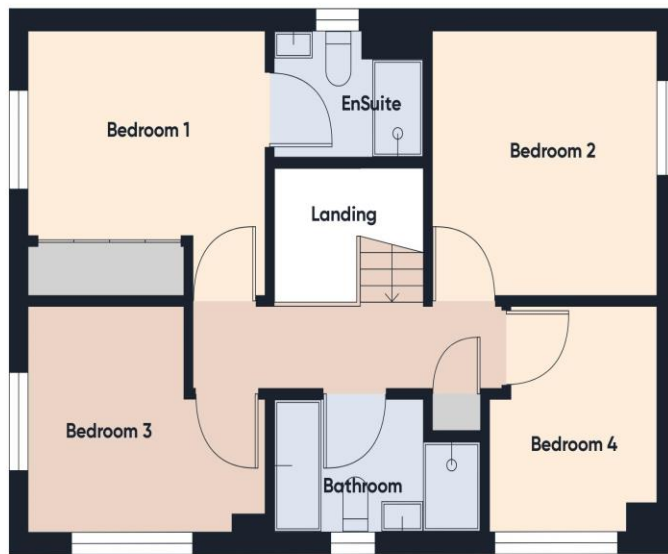
A drive way for at least two vehicles in front of the garage which has an up and over door. Power and light connected. Additional parking to the side of the house.

Agent's Note

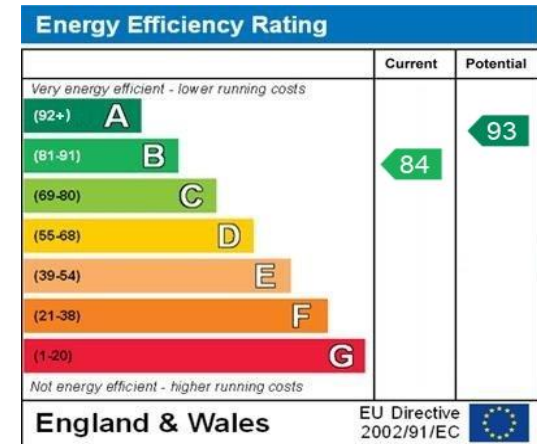
Service charge is £184 per annum.



Ground Floor



Floor 1



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