



**53 The Street**  
**Bury St. Edmunds, IP28 8LT**  
**Offers In Excess Of £400,000**

**shires**  
residential

## 53 The Street, Bury St. Edmunds, IP28 8LT

An immaculate 3 bed detached family home located in the sought after village of Holywell Row. With an abundance of character features throughout the property offers spacious accommodation to include entrance hall, living room, study, dining room, cloakroom, kitchen/breakfast room, 3 generous bedrooms, master en-suite and family bathroom. Externally the property includes a driveway providing ample parking which in turn leads to a double length garage. A gate to the side of the property leads to a large enclosed garden, with a patio area, greenhouse and shed.



## **GROUND FLOOR**

### **ENTRANCE HALL**

Door leading from front aspect, window to front aspect and doors leading to;

### **LIVING ROOM**

Bright living room with log burner, window to side aspect and double doors leading onto patio and rear garden.

### **STUDY**

Feature fireplace and window to rear aspect.

### **DINING ROOM**

Spacious room with open fireplace, window to front aspect and door to cloakroom.

### **CLOAKROOM**

Suite with WC and wall mounted wash hand basin, window to rear aspect.

### **KITCHEN/BREAKFAST ROOM**

A range of wall and base mounted units with work surfaces over, integrated full length fridge and freezer, dishwasher and washing machine, range cooker, induction hob, space for tumble dryer, breakfast bar, tiled wood effect flooring, doors and window to side aspect,

## **FIRST FLOOR**

### **BEDROOM ONE**

Generous double bedroom with dual aspect windows to side and rear aspect, built-in wardrobes and door leading to en-suite.

### **EN-SUITE**

Suite comprising WC, pedestal wash hand basin, chrome ladder heated towel rail, shower cubicle and window to side aspect.

### **BEDROOM TWO**

Good sized bedroom with built-in wardrobes and window to front aspect.

### **BEDROOM THREE**

Dual windows to front aspect, built-in wardrobe.

### **BATHROOM**

Large bathroom suite comprising WC, pedestal wash hand basin, jacuzzi bath and window to rear aspect.

## **OUTSIDE**

To the side of the property there is a gravel driveway providing ample off-road parking leading to a double length garage. A gate to the side of the property leads to an enclosed garden with a raised patio area, greenhouse and garden shed.

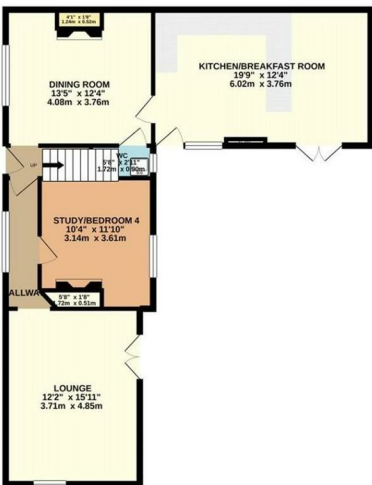
## **SERVICES**

Mains electric, water and drainage connected.  
Oil central heating.





GROUND FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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