



PRIGG WALK, BURY ST. EDMUNDS IP32 6PP

£270,000
FREEHOLD

This end-terraced 4-bedroom home offers spacious accommodation with great potential for modernisation. A welcoming entrance hall leads to a comfortable sitting room that opens into a conservatory overlooking the garden. Double doors connect to the dining room, which flows into the kitchen area. The property also includes a convenient cloakroom and utility space. Upstairs, four generously sized bedrooms are served by a wet room. The low-maintenance front and rear gardens offer practical outdoor space to enjoy. Situated in Bury St Edmunds, the home is close to local amenities and benefits from excellent transport links for easy access throughout the area. Viewing is highly recommended.

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PRIGG WALK

- No Onward Chain
- Open Plan Kitchen/Dining Room
- Utility & Groundfloor Cloakroom
- Gas Fired Central Heating
- Four Good Sized Bedrooms
- Conservatory With Views Of The Garden
- Generous Sized Sitting Room
- Close To Local Amenities & Transport Links
- Enclosed Rear Garden
- Step Inside Today With Our 360 Virtual Tour!



Entrance Porch

Enclosed glazed porch with tiled flooring. Exposed brick wall and front door.

Entrance Hall

Stairs leading to the first floor. Understairs storage cupboard. Tiled flooring.

Sitting Room

Generous sized room with inset gas fireplace with modern surround. Patio doors opening directly into the conservatory. Doors opening to the dining room. Radiator.

Conservatory

Windows overlooking the garden. French doors opening directly to the garden. Tiled flooring and ceiling fan.

Dining Room

Window to rear. Tiled flooring. Radiator.

Kitchen

A modern kitchen with a wide range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer with flexi tap. Integrated appliances include the electric oven, hob with extractor hood over, fridge freezer and space for a dishwasher. Two windows to front. Radiator.

Utility Room

Base and wall cupboards with worktops over. Space for appliances. Door to the garden and window to side.

Cloakroom

WC and wash basin. Window to side.

Landing

Loft access and airing cupboard. Window to front.

Bedroom 1

Double room with window to front. Radiator.

Bedroom 2

Double room with window to rear. Radiator

Bedroom 3

Double room with window to rear. Radiator.

Bedroom 4

Window to rear. Radiator.

Wet Room

WC and wash basin. Fully tiled with non slip flooring. Electric shower. Window to front. Heated towel rail.

Outside

Front Garden

Paved pathway leading to the front door, bordered by low-maintenance shingle and shrubs, all enclosed by an established hedge.

Rear Garden

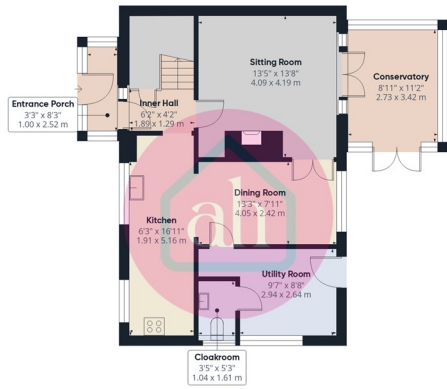
The garden is fully enclosed, featuring a paved patio seating area and a paved pathway leading to the rear gated access. Additionally, there is a paved patio enclosed by a pergola. The remaining area is laid to lawn, bordered by shrubs.

Disclaimer

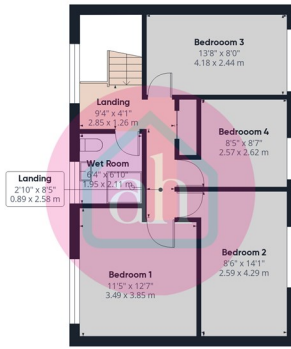
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PRIGG WALK





Ground Floor



Floor 1



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Approximate total area^m
1296 ft²
120.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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: C Council Tax Band: C

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