



SCARLIN ROAD BURY ST EDMUNDS, IP33 2HT

FOR SALE

- 3 GOOD SIZED BEDROOMS
- DRIVEWAY
- SPACIOUS GARDEN
- WELL PRESENTED
- WESTERN BURY ST EDMUNDS
- CLOSE TO AMENITIES
- EPC C
- COUNCIL TAX BAND C



PRICE
OIEO £260,000



GD Estates is delighted to offer to the market this ideally located three-bedroom semi-detached home on the popular Western side of Bury St Edmunds. The well-proportioned internal accommodation comprises a living room, a fitted kitchen, a family bathroom, and three double bedrooms.

Externally, the property boasts a spacious rear garden and a private driveway providing convenient off-road parking.



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14, The Traverse, Bury St Edmunds, IP33 1BJ

LOCATION:

The property holds a prominent position on Scarlin Road, situated on the popular Western side of Bury St Edmunds. While just a short distance from the town centre, it is also conveniently within walking distance of an excellent range of local amenities.

Bury St Edmunds offers a wealth of educational, recreational, and cultural facilities, including the Arc Shopping Centre, the historic Theatre Royal, and the renowned Abbey Gardens.

For commuters, the town benefits from a train station with mainline links to London Liverpool Street. Furthermore, the property enjoys easy access to the A14 trunk road, providing direct passage to nearby Ipswich, Cambridge, and London via the M11.

ENTRANCE HALLWAY

The property is entered through a uPVC part-glazed door leading into a welcoming entrance hallway. From here, stairs rise to the first floor, and there is convenient access to all ground-floor accommodation.

LIVING ROOM

14' 2" x 11' 9" (4.32m x 3.58m):

This light and airy living room features uPVC patio doors that open directly onto the rear garden, alongside a uPVC window to the rear aspect, ensuring plenty of natural light. The room is complete with a wall-mounted radiator.

KITCHEN

8' 11" x 6' 11" (2.72m x 2.11m):

A well-equipped kitchen featuring a range of wall-mounted and under-counter cabinets, finished with square-edge wood-effect worktops and complementary tiled splashbacks. The space includes an inset stainless steel sink with drainer and mixer tap, an integrated gas hob, and an electric oven with an extractor fan above. There is further space and plumbing for a dishwasher or washing machine, as well as room for a freestanding fridge/freezer. uPVC window to the front aspect.

BATHROOM

5' 7" x 5' 4" (1.7m x 1.63m):

A ground-floor bathroom featuring a modern three-piece white suite comprising of a panelled bath with a mains-fed shower and glass screen over, a low-level WC, and a wall-mounted pedestal wash hand basin with convenient storage beneath. The room is finished with a heated towel rail and an obscure uPVC window to the front aspect.



LANDING:

Offering access to all first-floor accommodation and featuring a loft access hatch.

BEDROOM 1

14' 2" x 8' 9" (4.32m x 2.67m):

A spacious double bedroom featuring a built-in storage cupboard, two uPVC windows to the front aspect and one radiator.

BEDROOM 2

11' 9" x 9' 2" (3.58m x 2.79m):

Second double bedroom with uPVC window to rear aspect and one radiator.

BEDROOM 3

8' 11" x 6' 11" (2.72m x 2.11m):

Third bedroom with uPVC window to rear aspect and one radiator.

EXTERNALLY:

To the rear, the property offers a fully enclosed garden, predominantly laid to lawn and complemented by a paved patio area - perfect for outdoor dining. The space includes a garden shed (to remain) and convenient gated side access.

The front of the property features a neatly walled garden alongside a private driveway, providing tandem off-road parking for two vehicles.

SERVICES:

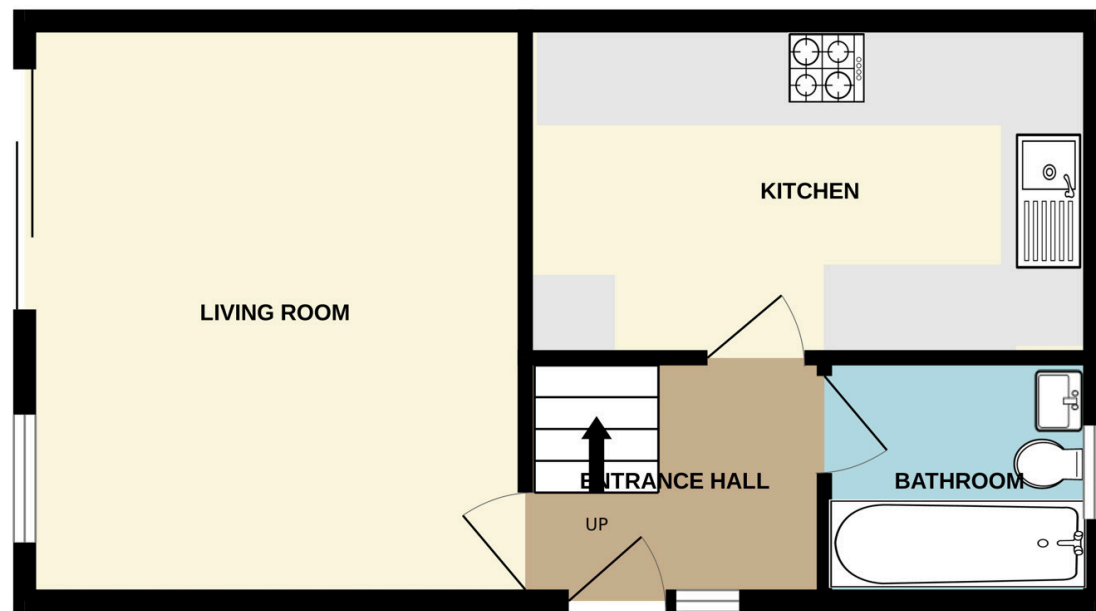
The property offers mains gas, water and electricity. Gas fired central heating.

TENURE:

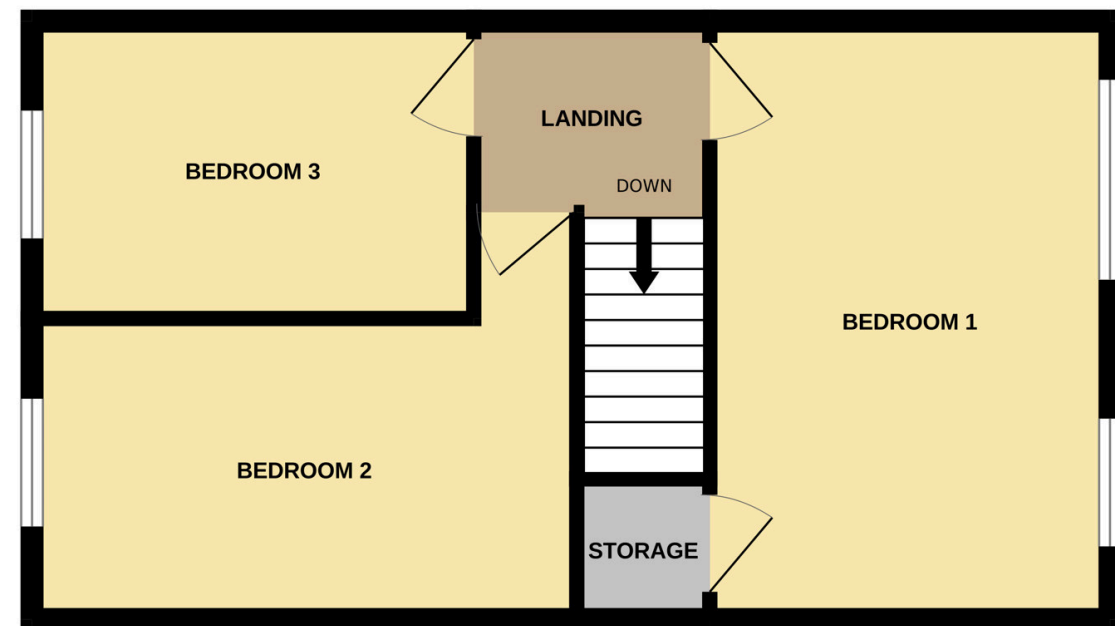
The property is FREEHOLD and will be sold with vacant possession.



GROUND FLOOR



1ST FLOOR



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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