



## SALMON WALK, BURY ST. EDMUNDS IP32 6PS

£240,000  
FREEHOLD

This beautifully presented three-bedroom end terrace home is conveniently located in Bury St Edmunds and offers spacious, well-balanced accommodation throughout. The ground floor features a generous sitting/dining room ideal for everyday living and entertaining, a well-appointed modern kitchen, and a stylish ground floor cloakroom. To the first floor are two large double bedrooms, a further single bedroom, and a family bathroom. Outside, the property benefits from a private rear garden along with two useful storage sheds. An excellent home that is not to be missed.

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# SALMON WALK, BURY ST.

- Well Presented Three Bedroom Family Home
- Stylish Kitchen
- Spacious Sitting/Dining Room
- Gas Fired Central Heating
- Ground Floor Cloakroom
- Master Bedroom With Walk-in Wardrobe
- Gardens to Front & Rear Garden
- Outbuilding Storage
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall.

## Cloakroom

WC and vanity sink unit. Heated towel rail.

## Sitting/Dining Room

Bright spacious room with wood effect flooring. Window to front and radiator.

## Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated appliances include electric oven with gas hob and extractor hood over, fridge and freezer. Space for dishwasher and washing machine. Window to rear and wall mounted radiator.

## Inner Hall

Door to rear garden and Stairs to first floor. Understairs storage and window to rear.

## Landing

Airing cupboard and loft access.

## Bedroom 1

Double room with door to walk in wardrobe/study area. Window to front and radiator.

## Walk-In-Wardrobe

Study or walk in wardrobe.

## Bedroom 2

Double room with window to front and radiator.

## Bedroom 3

Window to rear and radiator.

## Bathroom

Contemporary suite with WC and vanity wash basin. P 'shaped bath with waterfall shower head over and shower screen. Window to rear and heated towel rail.

## Outside

### Front Garden

To front the property is laid to lawn and has a pathway to the front door.

### Rear Garden

Fully enclosed southeast facing garden with raised patio seating area. Laid to lawn with trees and established hedges offering privacy. Gated access to rear.

### Outbuilding Storage

Door to garden.



## SALMON WALK, BURY ST.





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Approximate total area<sup>(1)</sup>

942 ft<sup>2</sup>  
87.4 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

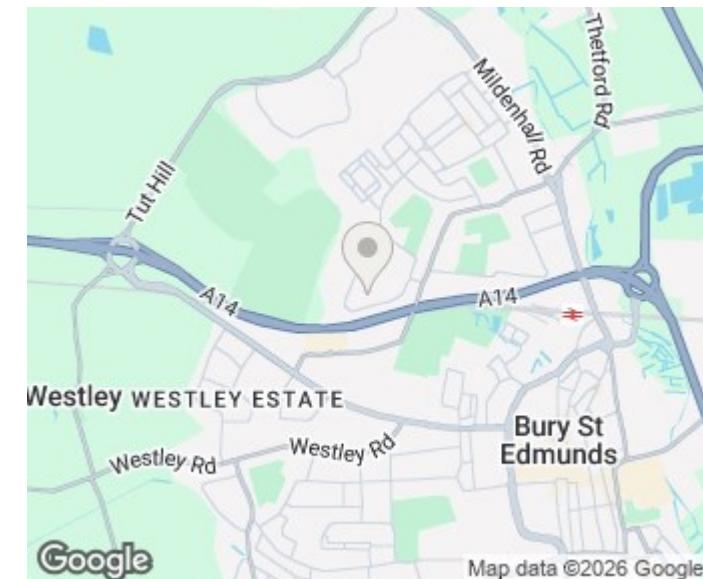


(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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	72	78
(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: B

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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