12 Copse Close - Guide Price £320,000

Bury St. Edmunds IP33 2TD

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Estate & Letting Agents



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Features

- LINK DETACHED THREE BEDROOM HOME
- CUL DE SAC LOCATION ON SOUTHERN SIDE OF TOWN
- CLOSE TO HOSPITAL, HARDWICK HEATH AND AMENITIES
- PORCH, HALL, CLOAKROOM, KITCHEN, SITTING/DINING ROOM
- CONVERTED GARAGE TO PLAYROOM/STUDY/SNUG
- THREE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING FOR TWO VEHICLES
- ENCLOSED SOUTH FACING REAR GARDEN
- GAS FIRED CENTRAL HEATING



The Property

A well-presented three-bedroom link-detached family home, pleasantly positioned at the end of a cul-de-sac on the southern side of town, close to local schools, amenities, West Suffolk Hospital and Hardwick Heath.

The property benefits from gas central heating, with the boiler replaced approximately two years ago, and offers spacious and versatile accommodation throughout.

The ground floor comprises an entrance porch leading into the entrance hall, downstairs cloakroom, fitted kitchen with opening through to the sitting/dining room with sliding doors to the rear garden, and a useful playroom/home office/snug converted from the former garage (with loft storage above). The room also provides a storage area to the front and a door to the garden at the rear.

Upstairs, there is a landing, three bedrooms and a family bathroom fitted with a shower over the bath.

Outside, the property offers driveway parking for two vehicles to the front. To the rear is a pleasant south-facing garden, featuring a terrace area with the remainder laid mainly to lawn and complemented by established beds and borders. There are two useful timber sheds.

Early viewing is highly recommended to fully appreciate this lovely family home.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.













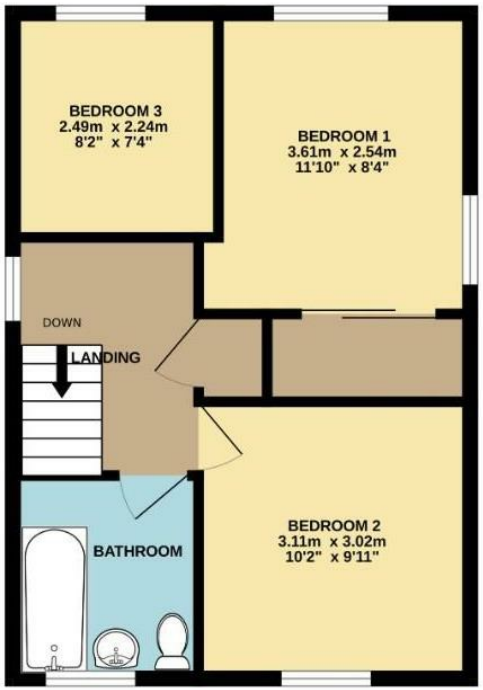


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR



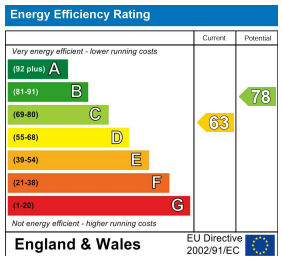
1ST FLOOR



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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15-17 Eastgate Street, Bury St. Edmunds, Suffolk, IP33 1XX
T: 01284 760770
E: bury@shiresestateagents.co.uk