

**MYRTLEWOOD ROAD
BURY ST EDMUNDS, IP32 6TS
FOR SALE**

- CHAIN FREE
- SEMI-DETACHED
- 3 BEDROOMS
- MODERN THROUGHOUT
- JUST 8 YEARS OLD
- OFF-ROAD PARKING
- COUNCIL TAX BAND C
- EPC B

PRICE
£330,000





GD Estates are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, situated on the highly sought-after Marham Park development in Bury St Edmunds.

Offered for sale with no onward chain, this attractive property is just eight years old and provides spacious, well-maintained accommodation throughout.

The ground floor comprises a welcoming living room, a modern kitchen/dining room, and a convenient cloakroom. On the first floor, there are three double bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from off-road parking and a fully enclosed rear garden.



LOCATION:

The property is located on the popular Marham Park, on the outskirts of the popular market town of Bury St Edmunds.

Bury St Edmunds' historic town centre is just a short drive away, providing a wide range of shopping, dining, leisure, and cultural attractions, including the renowned Abbey Gardens and Theatre Royal. The area also offers excellent transport connections, with easy access to the A14 linking Cambridge, Ipswich, and the wider road network, while Bury St Edmunds railway station provides regular services to Cambridge, Ipswich, and London connections. Marham Park is an ideal location for families, professionals, and commuters seeking a well-connected community in a desirable Suffolk market town.

ENTRANCE HALLWAY:

The property is entered via a composite door into the entrance hallway. There are stairs rising to the first floor and access to;

LIVING ROOM

14' 3" x 12' 1" (4.34m x 3.68m):

A light and airy living room featuring a useful understairs storage cupboard, two radiators, and a uPVC window overlooking the front aspect.

KITCHEN/DINER

15' 7 (MAX)" X 12' 10" (4.75M X 3.91M)

A modern kitchen fitted with a range of wall-mounted and base units beneath square-edge wood-effect worktops. Inset stainless steel sink and drainer with mixer tap over, integrated electric hob with extractor hood above, electric oven, dishwasher, washing machine, and fridge/freezer.

The room offers ample space for a dining table and chairs, with uPVC patio doors opening onto the rear garden and one radiator.

CLOAKROOM:

Featuring a low level WC, wall mounted wash hand basin and one radiator.

LANDING:

Providing access to all first-floor accommodation and the loft space via a loft hatch.



BEDROOM 1

9' 7" x 9' 2" (2.92m x 2.79m):

A spacious double bedroom featuring built-in wardrobes with sliding mirrored doors, a radiator, and a uPVC window overlooking the rear aspect. Door leading to:

ENSUITE:

Fitted with a modern three-piece white suite comprising a fully tiled shower cubicle with mains-fed shower, low-level WC, and wall-mounted wash hand basin. Additional features include a heated towel rail and an obscured uPVC window to the rear aspect.

BEDROOM 2

11' 8 (max)" x 8' 9" (3.56m x 2.67m):

A second double bedroom featuring built-in wardrobes with sliding mirrored doors, a radiator, and a uPVC window overlooking the front aspect.

BEDROOM 3

11' 8 (max)" x 6' 6" (3.56m x 1.98m):

Large over stairs storage cupboard, one radiator and uPVC window to front aspect.

FAMILY BATHROOM:

Fitted with a modern three-piece white suite comprising a panelled bath with shower screen and mains-fed shower over, low-level WC, and pedestal wash hand basin. Further benefits include a heated towel rail and an obscured uPVC window to the side aspect.

EXTERNALLY:

To the rear, the property features an enclosed garden, predominantly laid to lawn, with a decked seating area ideal for outdoor dining and entertaining, together with raised flower beds. To the front, the property offers off-road parking for two vehicles arranged in tandem.

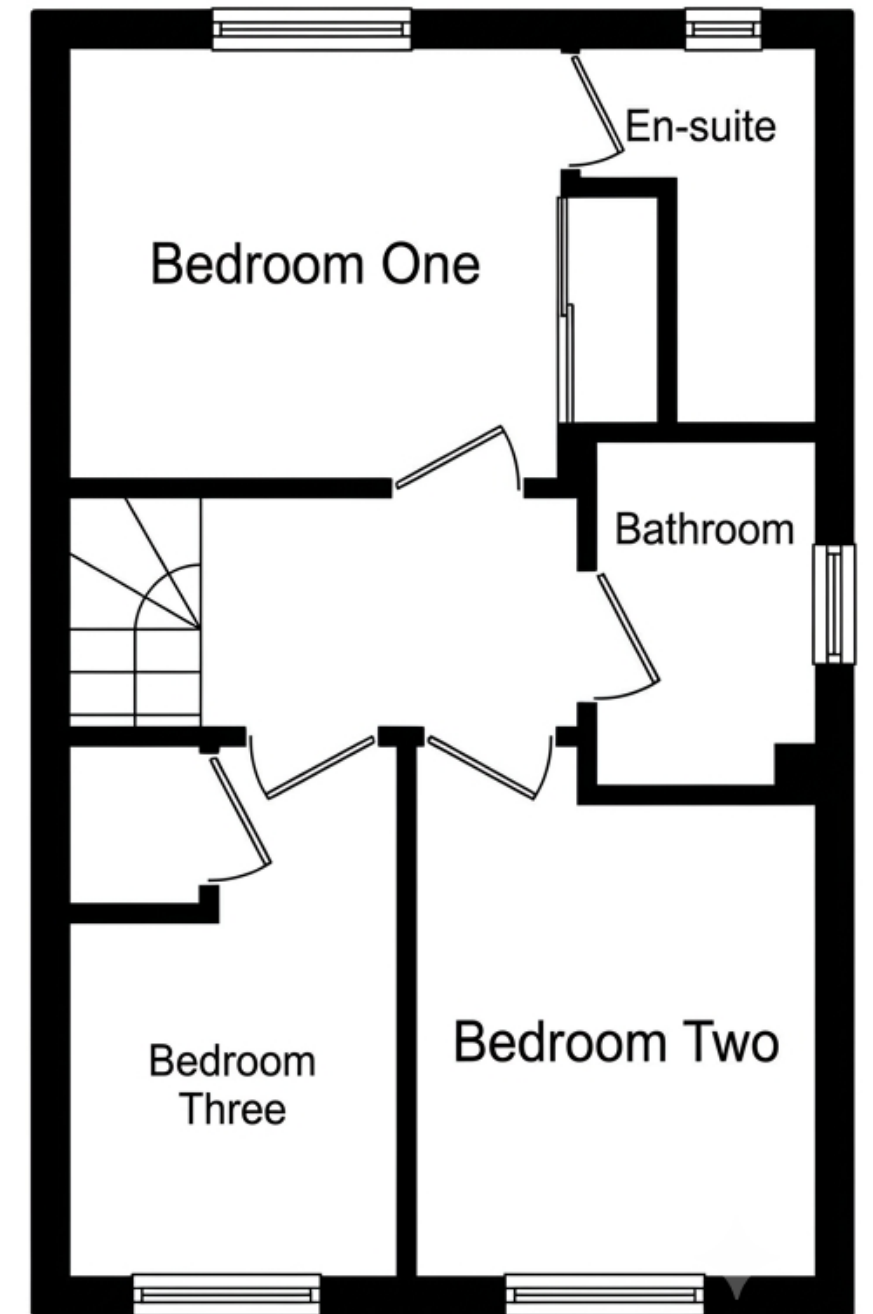
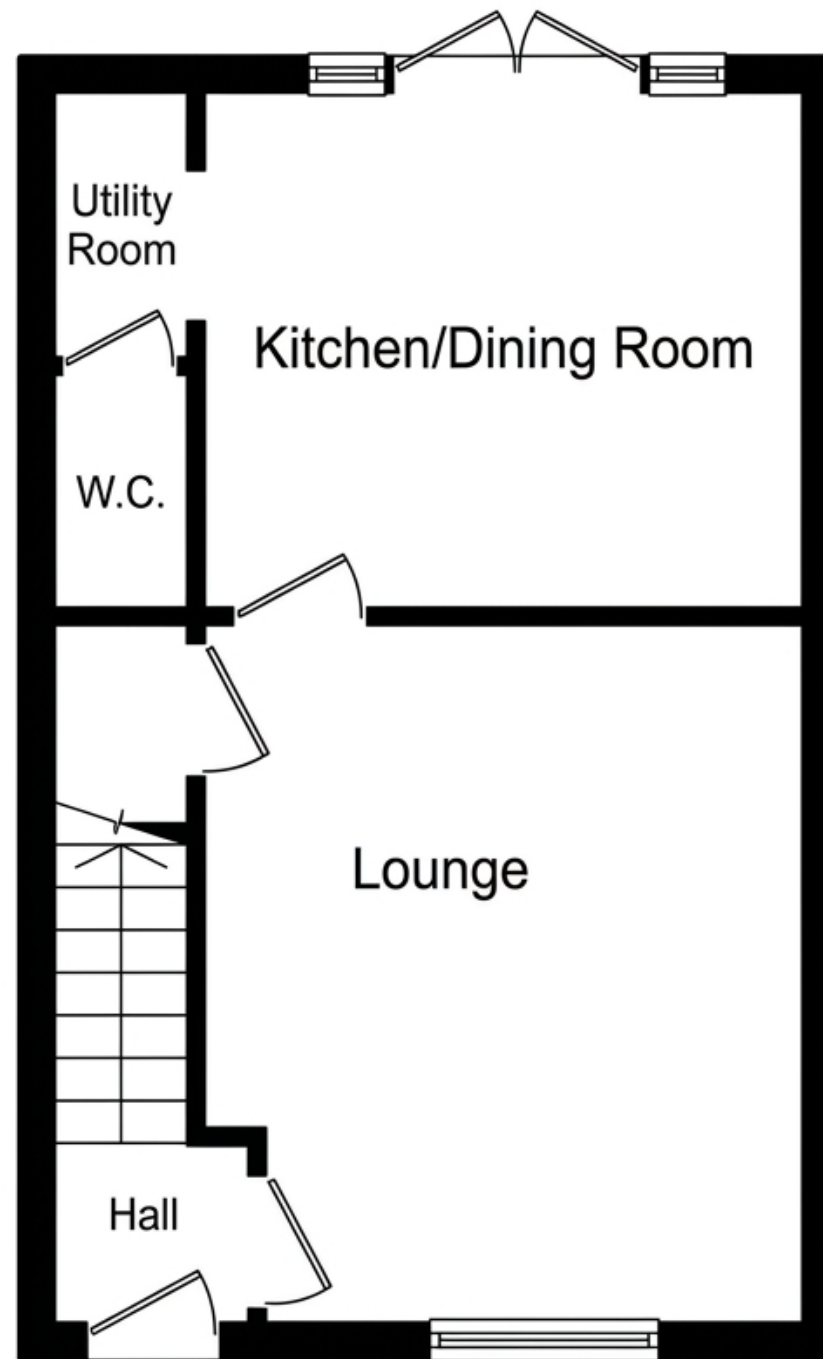
SERVICES:

The property offers mains gas, water, drainage and electricity.

TENURE:

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





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Sales and Lettings



01284 750891



sales@gdestates.co.uk



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