



27 Westgarth Gardens, Bury St. Edmunds

Guide Price £290,000

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27 Westgarth Gardens

Bury St. Edmunds

- NO UPWARD CHAIN
- Much sought after residential area
- Requiring elements of updating
- A great opportunity to make it your own
- Good sized living room, fitted kitchen
- Sunroom, office, shower/wet room
- 2 bedrooms with a Jack & Jill toilet
- Gas central heating
- Off road parking & attractive gardens

Offered for sale with the benefit of NO UPWARD CHAIN, this attractive semi-detached chalet-style home offers bright, well-proportioned accommodation and presents an excellent opportunity for those looking to downsize without compromising on space. Requiring some updating, the property offers plenty of scope for the new owners to personalise and create a home perfectly suited to their tastes.

The ground floor comprises an entrance hall, fitted kitchen with space for a dining table, shower room, good sized sitting room, sunroom, and a separate home office. Upstairs, there are two well-proportioned double bedrooms, complemented by a Jack & Jill toilet.



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Occupying a sought-after position on the western side of Bury St Edmunds, properties of this style and in such a desirable location rarely become available. Early viewing is therefore highly recommended.

The property is ideally situated for a wide range of everyday amenities, including highly regarded schools for all age groups, a local shopping parade, a popular public house and restaurant, and regular bus services. Bury St Edmunds town centre is less than a mile away and is readily accessible by car, on foot or via the nearby cycleway, making this a convenient and well-connected location.

Hall

With doors leading to the living room, shower room and kitchen.

Living Room

17' 3" x 10' 10" (5.27m x 3.29m)

This spacious living room benefits from excellent natural light, courtesy of the large window to the front aspect.

Shower Room

6' 9" x 5' 5" (2.05m x 1.66m)

The former bathroom has been converted to a shower/wet room for ease of access.

Kitchen

11' 4" x 10' 10" (3.46m x 3.29m)

Fitted with a range of wall and base cupboards with ample worktop surfaces, space for a table, cooker, washing machine, dishwasher and fridge.

Sun Room

8' 1" x 7' 3" (2.46m x 2.21m)

A lovely bright area which could be used as a breakfast room, or just somewhere to sit and relax. With a glazed door to the garden and a connecting door to the office.

Office

12' 10" x 7' 7" (3.90m x 2.32m)

A really useful addition and ideal for those wanting a work-from-home office or perhaps a hobby room. With independent access from the front and a door into the garden.



Bedroom 1

15' 1" x 9' 6" (4.61m x 2.90m)

A good-sized double bedroom which is lovely and bright and features a bespoke built-in wardrobe, providing generous storage. There is also the benefit of a Jack-and-Jill toilet, shared with bedroom 2.

Bedroom 2

14' 2" x 8' 2" (4.33m x 2.50m)

Another good-sized, bright bedroom, which has access to the shared Jack & Jill toilet.

Shared Jack & Jill Toilet

Featuring a low-level WC and a wash hand basin.

Outside

A driveway to the front of the property provides generous off-road parking for at least 3 cars including a carport. The front garden is laid predominantly to lawn. Storage is always highly desirable, and the property benefits from several useful lockable storage cupboards.

The enclosed rear garden offers a good degree of privacy and seclusion. Mainly laid to lawn, it is complemented by a variety of established shrubs and raised planters, creating an attractive and manageable outdoor space.

Agents Notes

Agents Note EPC Rating - C Council Tax - D (West Suffolk) - All main services connected - Ofcom states Broadband ultrafast is available - Ofcom states all major mobile coverage is available

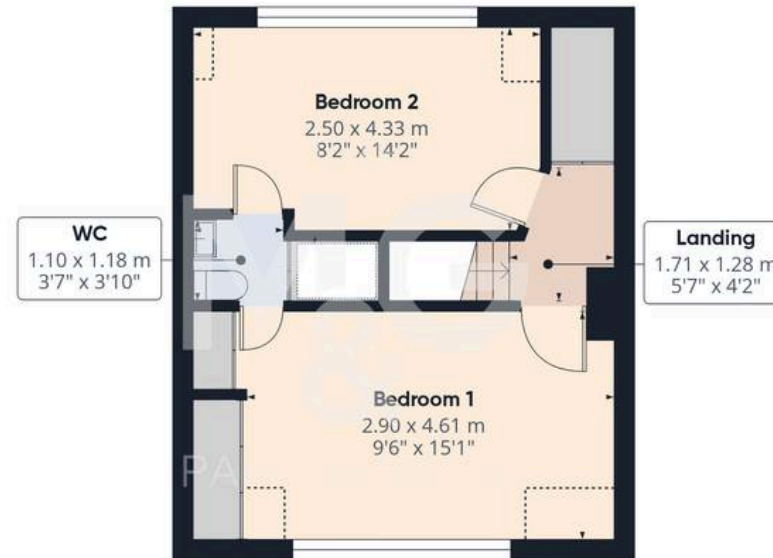


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Floor 0



Floor 1

Approximate total area⁽¹⁾

84.7 m²

912 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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