



Myrtlewood Road, Bury St. Edmunds

Sheridans



Myrtlewood Road, Bury St. Edmunds IP32 6TR

Guide Price £325,000

This recently built semi detached three storey town house offers well presented accommodation complemented by enclosed south easterly facing gardens, whilst providing excellent access Bury St Edmunds town centre and A14 dual carriageway to Newmarket and Cambridge.

Built approximately four years ago and benefitting from gas fired radiator central heating and double glazing, the accommodation is offered with no onward chain and currently in brief comprises; entrance door opening to Entrance Hall: with stairs off to first floor and door to Sitting Room: with window to front, under stairs storage cupboard and door to Kitchen/Dining Room: fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces, whilst complemented by built in appliances and French doors to rear gardens. Opening to Utility Area with door to Cloakroom: with WC and wash basin.

On the first floor is a landing leading to two bedrooms and a Family Bathroom with both walk in shower, bath, WC and sink. There is another flight of stairs leading to the top floor master bedroom, dressing room and en-suite bathroom which completes the accommodation.

Outside

To the front is a small area of garden with maturing hedge. The enclosed rear gardens are mostly laid to lawn and enjoy a southerly aspect. There is also a single garage with an additional parking space in front.

Location

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre proceed north along Northgate Street, straight across the roundabout onto Fornham Road (A1101). Go straight at the traffic lights into Mildenhall Road and out of the town. At the roundabout turn left and follow the JS Bloor signs. Follow the road and turn right into Myrtlewood Road and the property will be found further on the left. <https://what3words.com/keys.shackles.riders>

Services

All mains services are connected. Gas central heating
Council Tax: West Suffolk Band: D

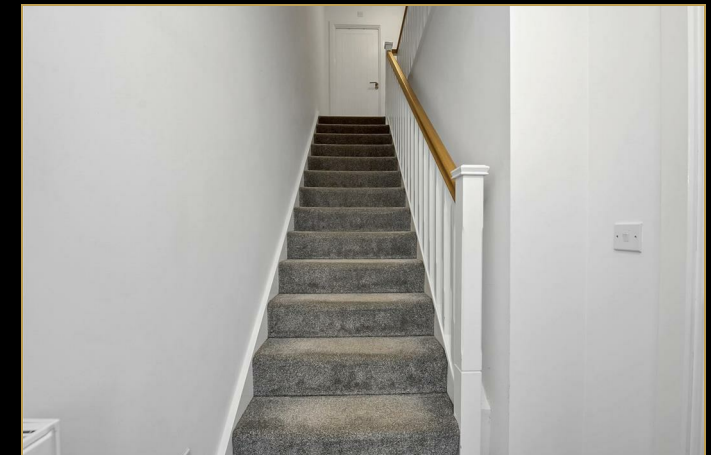
- Well presented semi detached home
- Hallway
- Open plan kitchen/dining room
- Living room
- Utility room and cloak room
- Top floor master bedroom with en suite and dressing room
- Two additional bedrooms on the first floor
- Family bathroom with both walk in shower and bathroom
- Single garage with additional parking in front of the garage
- Southerly facing enclosed garden

Broadband speed: Up to 1000 mbps available (Source Ofcom)

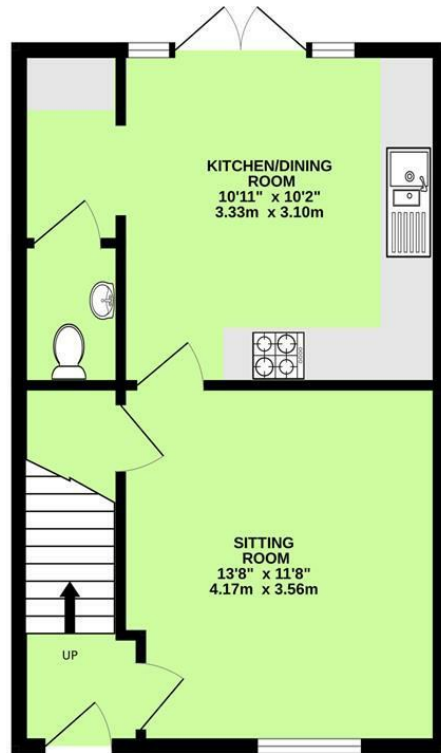
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

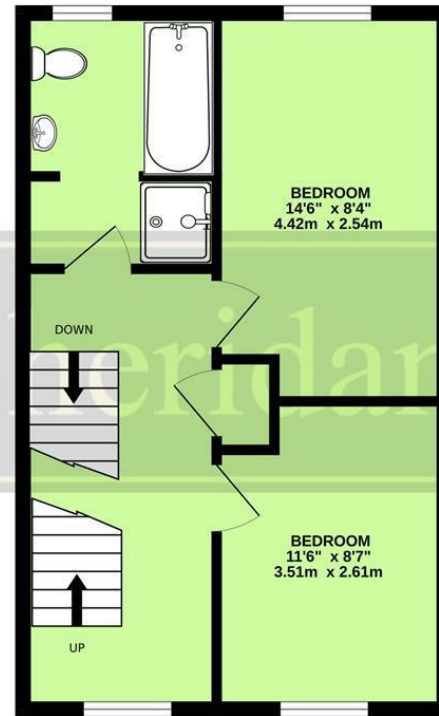
Service Charge £184 per annum.



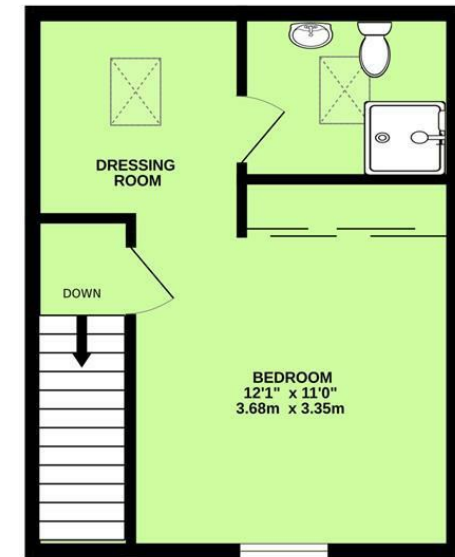
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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