



## 3 BENNETT CLOSE

BURY ST. EDMUNDS, IP31 3US

£240,000  
FREEHOLD

This beautifully presented modern home, built less than 4 years ago, is located in the well-served village of Thurston. Perfect for first-time buyers, it features two spacious double bedrooms, a stylish bathroom, and a convenient cloakroom. The thoughtfully designed kitchen flows into a bright dining area, with French doors opening onto a private enclosed garden. A block-paved driveway provides ample parking.

Don't miss out—call today to arrange your viewing!

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# 3 BENNETT CLOSE

- Well Presented 2 Bedroom Home
- Ideal First Time Buy or Investment Property
- Stylish Kitchen/Dining Room
- Gas Fired Central Heating
- Block Paved Driveway With Parking
- Downstairs Cloakroom
- Edge Of Village Location
- Excellent Transport Links & Easy Access To A14
- Plenty Of Local Amenities & Good Schools
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Stairs to first floor, radiator

## Cloakroom

Window to front, W.C, wash hand basin

## Sitting Room

A well proportioned room, radiator. Window to front.

## Kitchen/Dining Room

Fitted with a range of wall and base level units with drawers and work surfaces over, inset one and a half bowl sink unit, integral oven and 4 ring gas hob with extractor over, integral fridge/freezer, space and plumbing for washing machine, radiator, French doors to rear garden

## First Floor Landing

Loft access

## Bedroom 1

Built in storage cupboard, radiator. Two windows to front

## Bedroom 2

Built in mirror fronted wardrobes, radiator. Window to rear

## Bathroom

Modern suite with bath with electric shower over, W.C, wash hand basin, heated towel rail. Window to side

## Outside

## Front

To the front there is a paved driveway providing off road parking for 2 cars. The remainder of the front garden is shingled

## Rear Garden

The garden to the rear is mainly laid to lawn with patio area, garden shed, enclosed by fencing, gate providing side access



### 3 BENNETT CLOSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: 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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