

LINCOLN GREEN, BURY ST. EDMUNDS

IP33 2LL

£375,000
FREEHOLD

This substantially extended semi-detached home offers versatile accommodation ideal for the modern family. The ground floor boasts a comfortable sitting room, separate dining room and a family room—currently a bedroom—alongside a well-appointed kitchen and a convenient shower/cloakroom. Upstairs features three double bedrooms, including a master with en-suite and dressing area, a single bedroom and a separate shower room. Ideally situated on a popular estate on the east side of Bury St Edmunds, the property is within walking distance of local amenities and offers excellent access to the A14. Outside, a private driveway and garage lead to a generous enclosed garden, beautifully established with mature trees, a shed and a greenhouse. This is a rare opportunity to secure a spacious home in a highly sought-after and well-connected location.

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LINCOLN GREEN

- Substantial Semi-Detached Four Bedroom Home
- Three Reception Rooms
- Master Bedroom With En-Suite & Walk-In Wardrobe
- Gas Fired Central Heating
- Ground Floor Cloakroom/Shower Room
- Garage & Off Road Parking
- Good Sized Enclosed Rear Garden
- Close To Local shops & Easy Access To The A14
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with storage cupboard. Stairs to the first floor and window to front. Radiator.

Sitting Room

Well-proportioned room with a gas fireplace. Window to front. Radiator.

Dining Room

Window to rear. Radiator.

Kitchen

A wide range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated appliance includes a dishwasher with space for free standing oven with hob and extractor hood over, full fridge freezer and washing machine. Under stairs storage cupboard. Window to rear and door opening to the rear garden. Radiator.

Shower Room

WC and pedestal wash basin. Shower cubicle with electric shower. Window to rear and heated towel rail.

Sitting Room/Bedroom

Window to rear and door leading directly to the rear garden. Radiator.

Landing

Loft access. Airing cupboard and storage cupboard.

Bedroom 1

Spacious double room, walk in dressing area with built in shelving and hanging space with sliding doors. Dual aspect windows to front and rear. Radiator.

En-Suite

Modern suite with WC and vanity unit with inset wash basin. Shower cubicle with rainfall shower head and separate handheld attachment. Window to rear. Heated towel rail.

Bedroom 2

Double room with built in wardrobes and storage cupboard. Window to front. Radiator.

Bedroom 3

Double room with built-in three door wardrobes. Window to rear. Radiator.

Bedroom 4

Window to rear. Radiator.

Shower Room

WC and wash basin. Shower cubicle with rainfall shower head and handheld shower attachment. Heated towel rail.

Outside

Front Garden

The front garden featuring a paved driveway that provides convenient off-road parking and direct access to the garage. A low-maintenance shingle area with shrubs border. To the side, a gated pathway offers access to the rear garden.

Rear Garden

A generously sized, fully enclosed rear garden offers a private space, bordered by established trees and shrubs. Mainly laid to lawn, the outdoor space features a paved patio seating area, complemented by raised shingle flower beds. A block-paved pathway provides easy access to both the shed and greenhouse. For added convenience, a side gate leads to the front of the property, offering direct access to the garage.

Garage

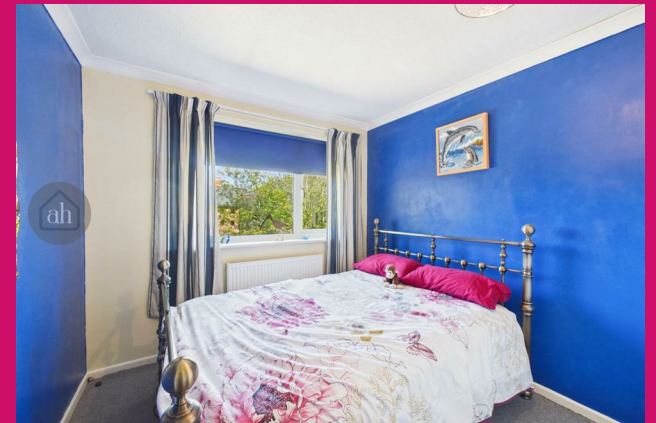
Roller electric door. Window to rear and pedestrian door to the garden. Power connected.

Disclaimer

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LINCOLN GREEN





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

EPC Rating: Council Tax Band: C

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