



Jackson & Co



Weston Drive

Bury St Edmunds, Suffolk, IP32 6TX

Offers In Excess Of £425,000

A modern four-bedroom detached home arranged over three floors, offering three bathrooms, a spacious kitchen/dining area, landscaped garden, driveway for two cars and an additional third off road parking space, plus garage.

Situated within the popular Marham Park Development in Bury St Edmunds, the home benefits from excellent transport links including easy access to the A14, as well as close proximity to local shops, schools, and everyday amenities.



Property Features

- Four bedroom, three bathroom detached family home
- Located on the sought-after Marham Park Development
- Spacious kitchen/dining room with double doors to garden
- Landscaped rear garden with stylish pergola seating area
- Driveway for 2 cars with an additional third off road parking space plus garage with power
- Impressive master suite with fitted wardrobes and en suite
- Second bedroom with its own en suite bathroom
- Convenient access to A14 and nearby amenities
- High specification kitchen with built in appliances
- uPVC double glazing & Gas central heating

FULL DESCRIPTION

The ground floor welcomes you via an entrance hall leading to a convenient WC and a useful utility cupboard housing the boiler, with space for a washing machine, tumble dryer, and additional storage. The living room enjoys a bright front aspect, while to the rear, the kitchen/dining room offers a sociable space complete with built-in appliances (fridge/freezer, double oven, hob with extractor and dishwasher), plenty of cupboards and worktop space and ample room for a dining table. Double doors open directly onto the garden, creating an ideal indoor-outdoor flow.

On the first floor, you will find three well-proportioned bedrooms. Bedroom two benefits from its own private en suite, while bedrooms three and four are served by a modern family bathroom featuring both a bath and a separate shower cubicle, along with a vanity unit sink and WC.

The top floor is dedicated to the impressive master suite, offering a peaceful retreat. This level includes a small landing with storage cupboard, a spacious bedroom with built-in wardrobes, and a private en suite bathroom. Additionally, there is useful and easily accessible eave storage spaces on either side of the bedroom.

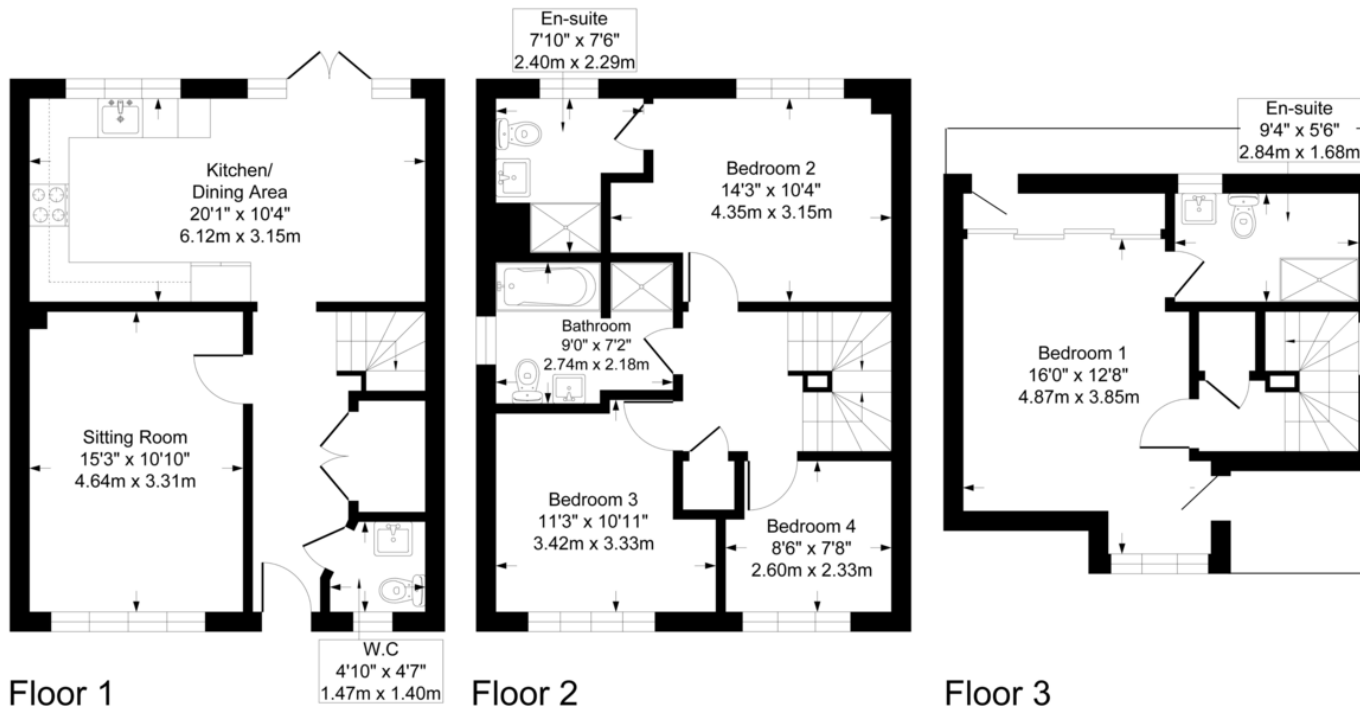
Externally, the property features a neatly maintained shrubbed front garden with a pathway to the entrance. The rear garden has been thoughtfully landscaped, boasting two patio areas and a stylishly designed seating area with pergola, perfect for entertaining. The garden is mainly laid to lawn, fully enclosed by panel fencing, includes a separate wild flower area, and there is an electric point and lighting. You can access the driveway which allows plenty of room for two vehicles, and the garage which benefits from connected electrics (lighting and plug points) via the side gate, to the left hand side of the property there is an additional third off road parking space.

Tenure: Freehold
Council Tax Band: E – West Suffolk
Services: Mains Gas, Water & Electric
Estate management charge: £192.99 PA





**Approximate Gross Internal Area
1360 sq ft - 126 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jackson & Co Bury St
Edmunds

www.jacksonandcocovertingsuffolk.co.uk
contact@jackson-ps.co.uk
01284 598 030

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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