



Nightingale Close

Bury St. Edmunds | Suffolk | IP33 3SY

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3 Nightingale Close

Occupying a pleasant position within a popular residential development on the western side of historic Bury St Edmunds, this substantial detached family home offers generous and well-balanced accommodation extending across two floors.

Thoughtfully arranged for modern family living, the property combines spacious reception areas with practical everyday comforts, complemented by mature established gardens, ample parking and a double garage. Having been well maintained over the years, the house presents an excellent opportunity for those seeking a versatile and conveniently situated home within easy reach of the town centre and excellent transport links.





Step Inside

A composite entrance door opens into a welcoming reception hall with ceramic tiled flooring, setting the tone for the bright and well-proportioned accommodation beyond. A useful cloakroom is positioned just off the hallway and incorporates a WC and wash basin.

To the front of the property, the dining room provides an elegant and versatile reception space, ideal for both formal entertaining and family gatherings, with large double glazed windows allowing for excellent natural light. The kitchen/breakfast room forms the practical heart of the home and is fitted with an extensive range of matching wall and floor units complemented by generous work surfaces and integrated appliances including a double oven and ceramic hob with extractor above. There is ample space for further appliances, together with room for informal dining. Ceramic tiled flooring continues throughout and glazed bifold doors open seamlessly into the adjoining lounge, creating a sociable and connected layout when desired.

The lounge itself is a particularly comfortable and inviting room, centred around a feature fireplace with fitted real flame gas fire and complemented by built-in alcove shelving and storage. Double glazed windows overlook the garden and glazed bifold doors lead directly into the garden room, adding further versatility to the ground floor accommodation. Constructed with part brick elevations beneath a glazed roof, the garden room enjoys lovely views across the rear gardens and benefits from bifold doors opening directly onto the terrace, creating an excellent space for entertaining or quiet relaxation throughout the seasons.

Adjacent to the kitchen, the utility room provides further storage and work surfaces together with plumbing for laundry appliances and access to the outside, helping to keep day-to-day practicalities neatly separated from the main living spaces.

Stairs rise from the reception hall to the first-floor landing where the sense of space continues. The principal bedroom is a generous double room with built-in wardrobe storage and enjoys the benefit of a well-appointed en-suite shower room featuring a tiled walk-in shower, vanity basin and WC. Three further bedrooms are served by the family bathroom, which is fitted with a panelled bath incorporating a plumbed shower over, vanity wash basin, WC and bidet.

Throughout the property, gas fired central heating and double glazed softwood framed windows ensure warmth and comfort.





Step Outside

The property is approached via a shared tarmac driveway leading to a private shingled parking area which provides generous off-road parking and access to the detached brick and tiled double garage, fitted with twin electrically operated remote-control doors together with power and lighting.

The gardens are a particularly attractive feature of the home, now beautifully established and thoughtfully planted to create colour, privacy and interest throughout the seasons. The front garden is predominantly lawned and enclosed by neat hedging with borders stocked with a variety of shrubs, flowering plants and climbing roses, together with fruit trees and a charming rose arbour adding character and maturity.

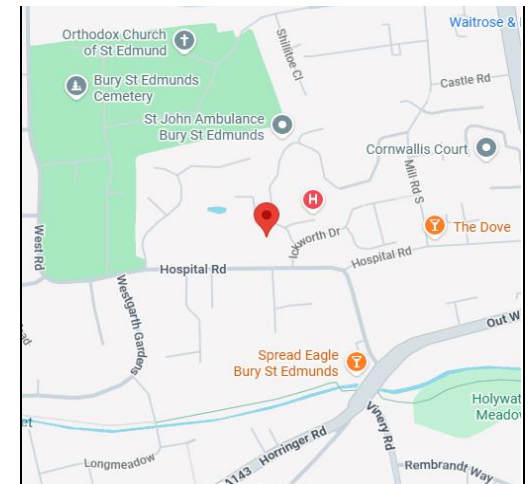
Gated side access leads through to the rear garden which enjoys a lovely sense of privacy, screened by mature trees, established laurel hedging and fencing. The garden is chiefly laid to lawn with well-stocked borders containing a wide selection of shrubs, bushes and herbaceous planting. A circular paved seating area and covered entertaining space provide ideal spots for outdoor dining and relaxation, while a timber garden shed offers useful external storage.



Location

Bury St Edmunds is widely regarded as one of Suffolk's most attractive and historic market towns, celebrated for its rich heritage, elegant Georgian architecture and beautiful Abbey Gardens surrounding the cathedral. The town offers an excellent range of shopping, dining and leisure facilities together with highly regarded schooling and everyday amenities.

The property enjoys particularly convenient access to the A14 and A11, providing excellent road links towards Cambridge, London and the wider region, whilst the nearby railway station offers services connecting with Cambridge, London Liverpool Street and Kings Cross.



SERVICES

- All Mains Services are Connected. Mains Drainage.
- Gas Fired Central Heating.
- Energy Rating -EPC (Awaiting Assessment).
- Tenure – Freehold
- Council Tax Band - E



Floor 0



Floor 1

Approximate total area¹⁾

1458 ft²

135.3 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information, and it must not be inferred th at any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address: - The Stables, Su mmer Road, Walsham-Le-Willows



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