



HOPWOODS ROAD, BURY ST. EDMUNDS IP32 6GJ

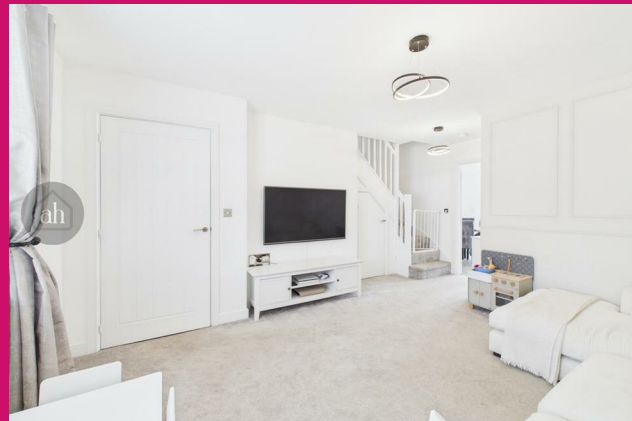
OIEO £300,000
FREEHOLD

Immaculately presented and located on the popular Marham Park on the east side of Bury St Edmunds, this three-bedroom semi-detached home offers modern and versatile accommodation throughout. The ground floor comprises an entrance hallway, cloakroom, sitting room and a good-sized kitchen/dining room with patio doors leading to the rear garden. On the first floor, there are three well-proportioned bedrooms, a family bathroom and an ensuite to the master bedroom. Externally, the property enjoys excellent curb appeal with a small front garden and block paved driveway, with EV charger. The rear garden is mainly laid to lawn with a paved patio and raised shrub border, providing an inviting outdoor space. Internal viewing is essential to fully appreciate the impeccable presentation and accommodation on offer.

allhomes

HOPWOOD ROAD

• Beautifully Presented Semi-Detached Home • Stylish Kitchen/Dining Room • Spacious Sitting Room • Gas Fired Central Heating • Master Bedroom With En-Suite • Ground Floor Cloakroom • Good Sized Enclosed Rear Garden • Driveway For Off Road Parking • Current NHBC Warranty • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall. Tiled flooring. Radiator.

Cloakroom

WC and wash basin. Tiled flooring. Radiator.

Sitting Room

Well proportioned room with feature wall panelling. Stairs to first floor. Under stairs cupboard. Window to front. Two radiators.

Kitchen/Dining Room

Stylish kitchen with a wide range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated washing machine, dishwasher and fridge freezer. Built in eye level oven, 4 ring gas hob with extractor hood over. Opening to a dining area ideal for entertaining. Window to rear and French doors opening directly to the rear garden. Radiator

Landing

Loft access.

Bedroom 1

Spacious double room with feature wall panelling. Over stairs storage cupboard. Window to rear. Radiator.

En-Suite

Contemporary suite, WC and pedestal wash basin. Fully tiled shower cubicle. Window to side. Heated towel rail.

Bedroom 2

Window front. Radiator.

Bedroom 3

Feature wall panelling. Window to front. Radiator.

Bathroom

Modern suite, WC and pedestal wash basin. Bath with taps. Window to side. Full length heated towel rail.

Outside

Front Garden

To the front, a small lawn area boarded by shrubs and paved

pathway to the front door. Block paved driveway to the side offering ample off-road parking. EV charger. Side gated access to the rear garden.

Rear Garden

Fully enclosed rear garden with a good-sized paved patio seating area. The remainder of the garden is laid to lawn with raised shrubs beds. Shed for storage. Gated access to driveway.

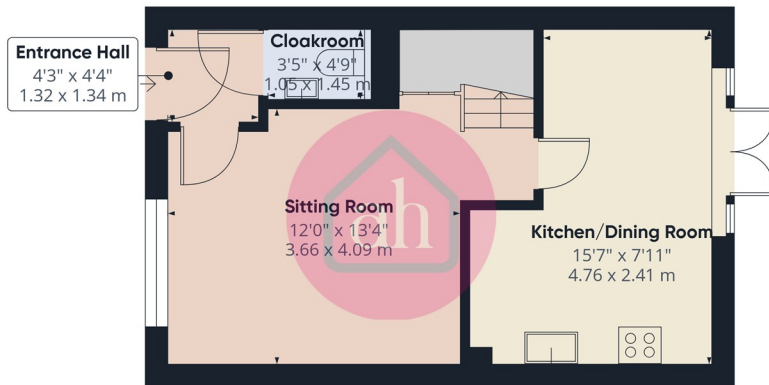
Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check.

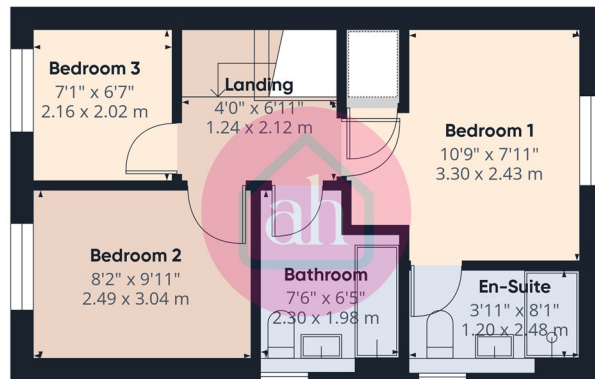
It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

HOPWOOD ROAD





Ground Floor



Floor 1

allhomes

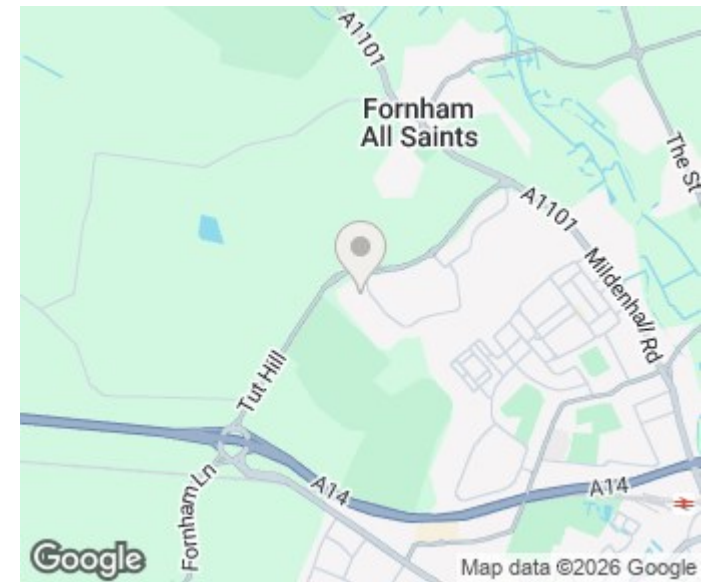
Approximate total area⁽¹⁾

730 ft²
67.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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: B Council Tax Band: C

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes