



## PRESTON CLOSE, BURY ST. EDMUNDS IP32 7FN

GUIDE £375,000  
FREEHOLD

This immaculately presented three-bedroom detached house on the outskirts of Bury St Edmunds combines style and practicality. The welcoming entrance hall leads to a stylish kitchen/dining room, a bright and spacious sitting room, and a convenient ground floor cloakroom. Upstairs, there are three generous bedrooms – two doubles and a versatile third currently used as a study – with the master enjoying an ensuite shower room and a family bathroom completing the first floor. Set on a corner plot, the property benefits from a private partially walled garden with patio and lawn, gated access to the front, and a driveway providing off-road parking for two cars, making it an ideal home for families or anyone seeking space, comfort, and a quiet location.

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## PRESTON CLOSE, BURY ST. EDMUNDS

- Three Bedroom Detached House
- Beautifully Presented Throughout
- Modern & Bright Kitchen/Dining Room
- Spacious Sitting Room
- Two Double Bedrooms
- Master With En Suite
- Good Size Third Bedroom Currently Used As Study
- Off Road Parking
- Partially Walled Private Garden
- Take A Look Around With The 3D Virtual Tour



### Entrance Hall

Welcoming entrance hall with stairs leading to first floor. Radiator.

### Kitchen/Dining Room

Bright and modern kitchen with range of base and wall units with work top over, inset sink and drainer. Integrated appliances including washing machine, dishwasher and fridge freezer. Eye level double oven and separate gas hob with extractor over. Windows to front and side. Two radiators.

### Sitting Room

Spacious sitting room with patio doors to the garden and window to the front. Two radiators.

### Cloakroom

WC and wash hand basin. Radiator.

### Landing

Loft access & radiator.

### Bedroom 1

Bright double bedroom with dual aspect windows to front and side. Radiator.

### En Suite

Shower, WC and wash hand basin. Radiator.

### Bedroom 2

Well presented double bedroom. Dual aspect windows to front and side. Radiator.

### Bedroom 3

Good size single room, currently used as an office. Window to side. Radiator.

### Bathroom

Modern suite, bath with shower over, WC and wash hand basin. Window to front. Radiator.

### Outside

#### Front Garden

Front of property is bordered by neat low hedging, pathway leading to front door, small lawn area and gated access to rear garden. Drive way is to the right hand side of the property.

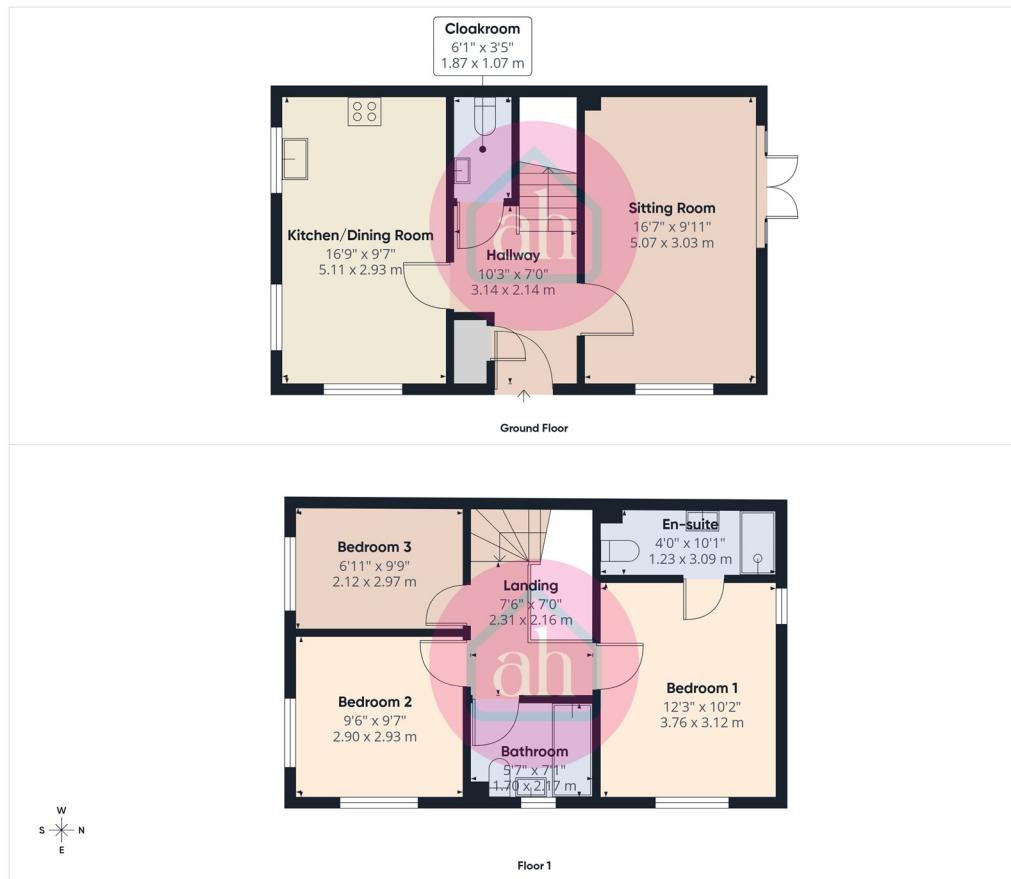
#### Rear Garden

Enclosed garden with practical patio area and low maintenance artificial grass lawn. Garden shed and gated access to the front.



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Approximate total area<sup>(1)</sup>  
864 ft<sup>2</sup>  
80.1 m<sup>2</sup>

(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		95
(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**

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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