

ABBOTS CLOSE DENHAM, BURY ST EDMUNDS

FOR SALE

- FULLY RENNOVATED
- 3 BED, STUDY AND STORAGE AREA
- NEW KITCHEN AND UTILITY
- NEW BATHROOM AND WC
- NEW OIL CENTRAL HEATING
- COUNTRYSIDE VIEWS
- LARGE DRIVEWAY & GARDEN
- COUNCIL TAX BAND B

PRICE
£340,000



GD Estates are proud to present this beautifully finished, completely renovated, three-bedroom home in the charming village of Denham. The home has been finished to an exceptional standard throughout, including:

- Brand-new windows and heating system
- Contemporary kitchen and utility room
- Stylish bathrooms fitted with premium Porcelanosa tiles and fixtures
- Freshly redecorated interiors with new carpets and flooring
- Landscaped garden and newly laid driveway

The spacious layout includes three well-proportioned bedrooms, a living room, kitchen, separate dining room, dedicated office, cloakroom, and family bathroom. Ample storage is provided throughout, with built-in wardrobes in the two largest bedrooms and additional storage areas both upstairs and down.

Outside, the property boasts a larger-than-average garden with stunning views over the surrounding countryside, as well as a driveway offering off-road parking for multiple vehicles.



LOCATION:

Nestled in the heart of the West Suffolk countryside, Denham is a picturesque and peaceful village located just five miles west of Bury St Edmunds.

Just a short drive away, the neighbouring village of Barrow provides a wider range of everyday amenities, including shops, a primary school, and additional dining options.

The historic market town of Bury St Edmunds offers a wealth of educational, recreational, and cultural facilities, including the Arc Shopping Centre, Abbey Gardens, and the renowned Theatre Royal. The town also benefits from excellent transport links, with a train station providing direct services to Cambridge, Ipswich, and beyond.

ENTRANCE HALL

Entry to the property is via a part-glazed uPVC door, leading into the entrance hallway. From here, there is access to the living room and dining room, as well as a staircase ascending to the first floor

LIVING ROOM:

The living room is light and airy, featuring uPVC patio doors opening onto the rear garden and a uPVC window to the front aspect, allowing plenty of natural light to flood the space. There is one radiator and open access to the kitchen.

DINING ROOM:

Open access to the kitchen, uPVC window to front aspect and one radiator.

OFFICE:

An ideal space for a home office, featuring a uPVC window to the front aspect and a single radiator.

KITCHEN:

The newly fitted kitchen boasts a stylish range of under-counter cabinets set beneath square-edge worktops, complemented by tiled splashbacks. Featuring an inset sink with drainer and mixer tap, along with integrated appliances including an electric hob with extractor fan, oven, grill, fridge-freezer and dishwasher. Additional storage is provided by a large pantry alcove with fitted shelving units. A uPVC window to the rear aspect allows for natural light.

UTILITY ROOM:

A fantastic utility area featuring square-edge worktop space with an inset sink and drainer. Plumbing and space for both a washing machine and tumble dryer, along with room for additional storage. A uPVC door provides convenient rear access. uPVC window to side aspect, one radiator.



CLOAKROOM:

A newly fitted suite comprising a low-level WC and a wall-mounted wash hand basin.

LANDING:

A spacious landing area featuring two large storage cupboards and a loft hatch. uPVC window to the rear aspect offers fantastic views over the surrounding fields

BEDROOM 1:

A well-proportioned double bedroom featuring a useful storage alcove, a uPVC window to the front aspect, and a single radiator.

BEDROOM 2:

A second well-proportioned double bedroom featuring a useful storage alcove, a uPVC window to the front aspect, and a single radiator.

BEDROOM 3:

uPVC window to rear aspect allowing fantastic viewing of surrounding fields. One radiator.

BATHROOM:

Featuring a newly fitted Porcelanosa three-piece white suite, comprising a panelled bath with screen and mains shower over, a low-level WC, and a wall-mounted wash hand basin with storage beneath. Obscure uPVC window to rear aspect. Heated towel rail.

OUTSIDE:

Externally, the property boasts a generous rear garden, predominantly laid to lawn with mature borders, backing onto open fields for a peaceful and scenic outlook.

To the front is a large driveway proving off road parking for multiple vehicles.

SERVICES:

The property offers mains water and electricity. Oil fired central heating.

TENURE:

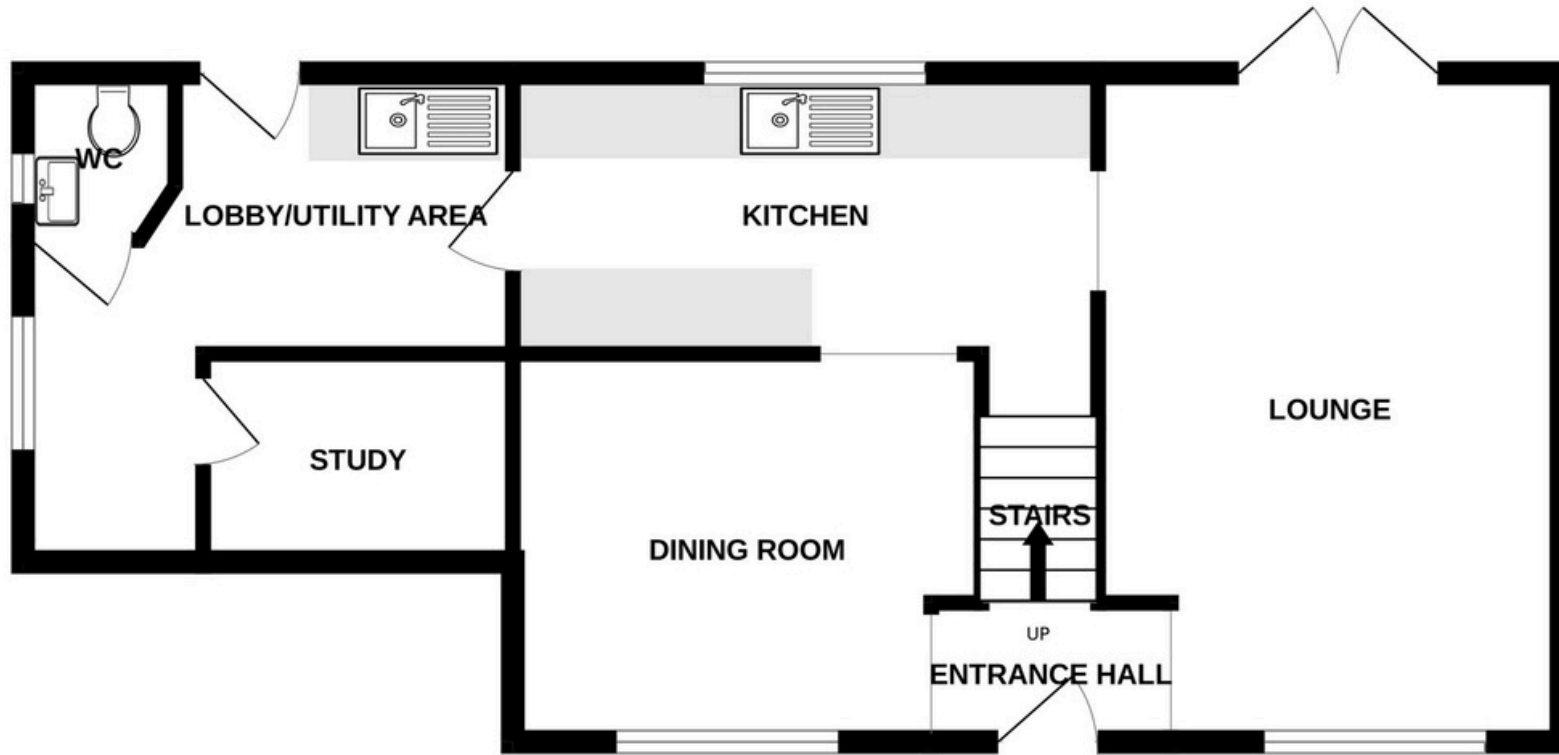
The property is offered as FREEHOLD, chain-free, and will be sold with vacant possession.

An annual estate charge of approximately £700 is payable, covering the maintenance of communal grounds as well as the servicing and upkeep of the shared septic tank and drainage system

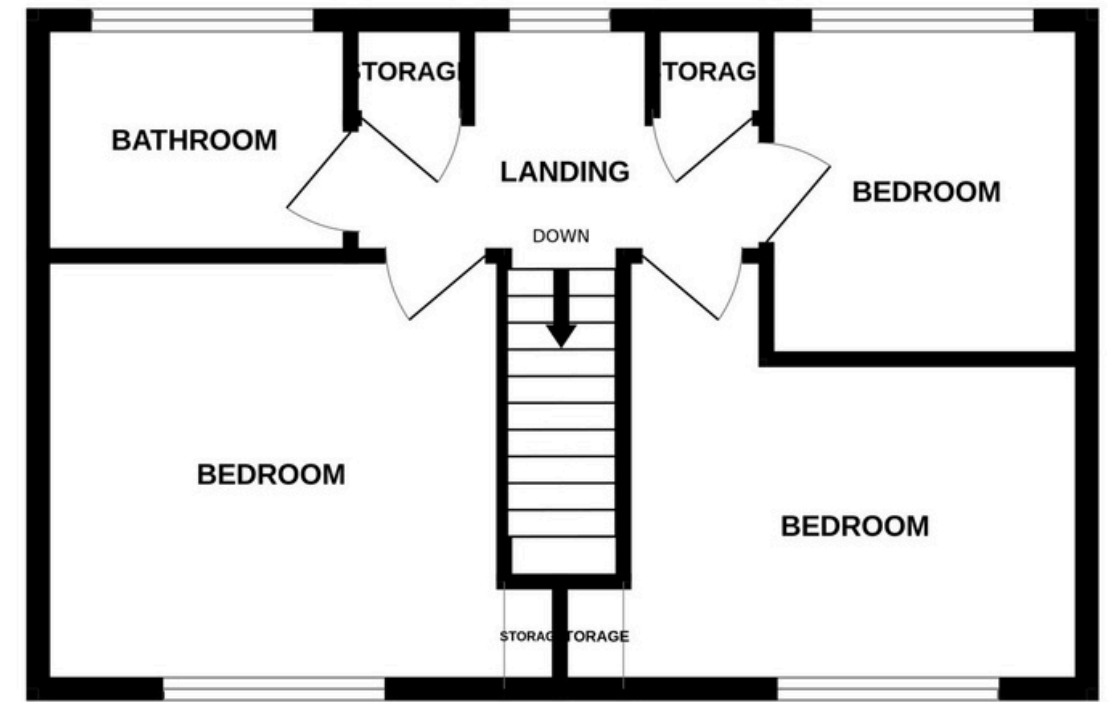




GROUND FLOOR



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