The Manor Herringswell - Guide Price £275,000

Bury St. Edmunds IP28 6FA

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The Property

An exceptional two-bedroom townhouse within the private gated setting of The Mews, this bespoke 2022 renovation stands apart thanks to its unusual multi-level layout, premium finish and two separate outdoor spaces. Beautifully presented throughout, the property combines contemporary design with impressive practicality, including oak internal doors, fitted blinds, excellent built-in storage and professionally installed hard-wired Ethernet points to the living area and bedrooms.

At the heart of the home is a high-specification open-plan kitchen, living and dining space, complete with integrated Bosch appliances including an oven, induction hob, extractor, dishwasher and washer/dryer, together with an integrated fridge/freezer. French doors open onto a private front balcony, while the accommodation also provides two bedrooms, with the main bedroom benefiting from an en-suite, alongside a separate family shower room and additional WC.

A real standout feature is the large private roof terrace, spanning the footprint of the property and accessed via an electrically operated opening skylight. Fully decked and equipped with lighting and power, it creates an impressive additional entertaining and relaxation space rarely found within a property of this type. Residents also enjoy approximately 8.4 acres of landscaped communal grounds, allocated parking and the security of a private gated development.

The property also presents an attractive proposition for investors, currently achieving a proven rental income of £1,500 pcm, equivalent to £18,000 per annum.

Please note the service charge has been paid until June 2027 with funds on account covering service charge until December 2029

Agent's Note:

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Features

- LOCATED WITHIN 8.4 ACRES OF LANDSCAPED GROUNDS
- TWO GENEROUS BEDROOMS
- TWO BATHROOMS & CLOAKROOM
- ROOF TERRACE
- OFF ROAD PARKING
- AVAILABLE CHAIN FREE OR WITH TENNANT IN SITU
- SERVICE CHARGE PAID ON ACCOUNT UNTIL 2029
- RURAL SETTING - CLOSE TO A11/A14
- GATED DEVELOPMENT
- CONTEMPORARY STYLE

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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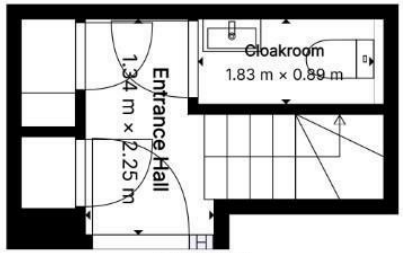
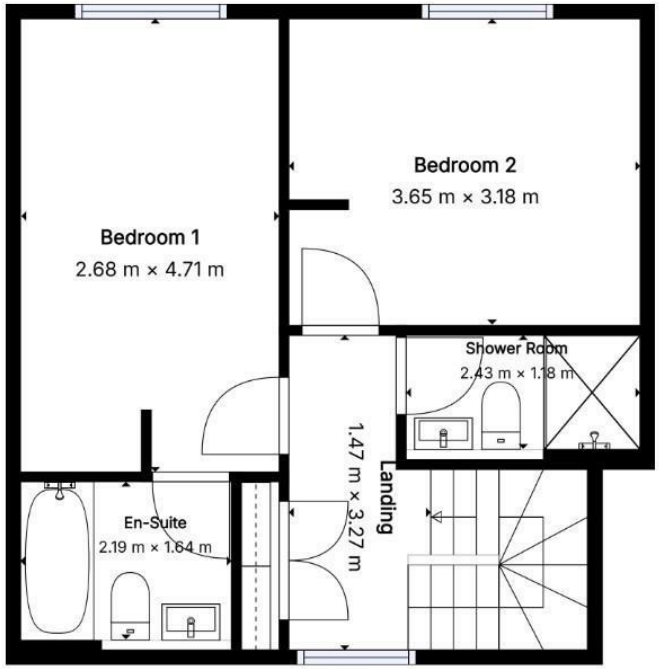
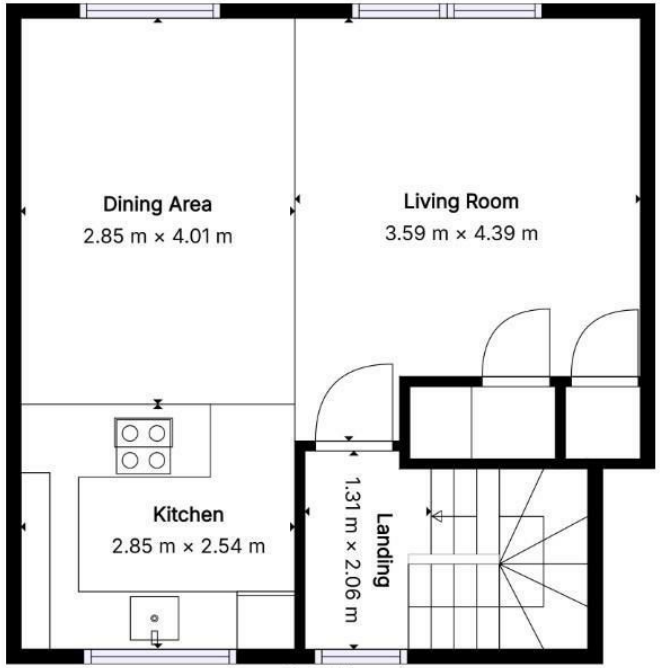


Ground Floor



First Floor



Second Floor

Total area: 77.3 m²
Floor 1: 4.6 m² · Floor 2: 35.5 m²
Floor 3: 37.1 m²

Sizes and dimensions are approximate, actual may vary.

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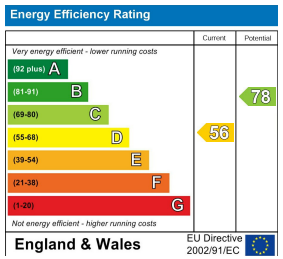

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