

GARDINERS CLOSE BURY ST EDMUNDS, IP33 2UB FOR SALE

- 3 BEDROOMS
- WESTERN BURY ST EDMUNDS
- SPACIOUS GARDEN
- GARAGE
- DRIVEWAY
- WELL PRESENTED
- EXTENDED
- GFCH

PRICE
£350,000





GD Estates are delighted to present this ideally situated three-bedroom semi-detached house, located on the popular western side of Bury St Edmunds in Gardiner Close.

The spacious accommodation comprises three bedrooms, including two double bedrooms, a kitchen/breakfast room, living room, family room, cloakroom, and a modern family bathroom.

Externally, the property benefits from a generous rear garden, together with a garage, driveway providing off-road parking, and a front garden.



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ

LOCATION:

Gardiner Close is situated on the popular Western side of Bury St Edmunds. While just a short distance from the town centre, it is also conveniently within walking distance of an excellent range of local amenities.

Bury St Edmunds offers a wealth of educational, recreational, and cultural facilities, including the Arc Shopping Centre, the historic Theatre Royal, and the renowned Abbey Gardens.

For commuters, the town benefits from a train station with mainline links to London Liverpool Street. Furthermore, the property enjoys easy access to the A14 trunk road, providing direct passage to nearby Ipswich, Cambridge, and London via the M11.

ENTRANCE HALLWAY:

The property is entered via a composite partially glazed door into the entrance hall. The hall features a staircase rising to the first floor and a radiator.

**LIVING ROOM
15' 11" x 11' 1" (4.85m x 3.38m):**

Living room featuring a gas fire with brick surround, a uPVC window to the front aspect, and a radiator.

**KITCHEN/BREAKFAST ROOM
12' 9" x 12' 4" (3.89m x 3.76m):**

Well-equipped kitchen fitted with a range of wall-mounted and base units beneath square-edged granite-effect worktops with complementary tiled splashbacks. There is an inset one-and-a-half bowl stainless steel sink with drainer and mixer tap. The kitchen provides space for an electric or gas cooker, together with space and plumbing for a washing machine. Integrated appliances include a fridge-freezer and dishwasher. There is a large pantry cupboard and a further storage cupboard housing the combination boiler. An open archway leads through to the family room.

**FAMILY ROOM
15' 6" x 9' 0" (4.72m x 2.74m):**

Light and airy room featuring uPVC sliding doors opening onto the rear garden, a uPVC window to the side aspect, and a radiator.

CLOAKROOM:

Fitted with a low-level WC, wall-mounted wash hand basin, radiator, and an obscure uPVC double-glazed window to the side aspect.



LANDING:

Providing access to all first-floor accommodation. Loft hatch.

BEDROOM 1

15' 11" x 11' 1" (4.85m x 3.38m):

Spacious double bedroom with uPVC window to front aspect and one radiator.

BEDROOM 2

9' 9" x 8' 8" (2.97m x 2.64m):

Second double bedroom with fitted cabinetry, radiator, and uPVC window to the rear aspect

BEDROOM 3

9' 8" x 7' 0" (2.95m x 2.13m):

With uPVC window to rear aspect to rear aspect and one radiator.

BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m):

Modern bathroom featuring a walk-in shower with mains-fed rainfall shower, wall-mounted wash hand basin with storage beneath, and low-level WC. Further benefiting from a heated towel rail and obscure uPVC window to the side aspect

EXTERNALLY:

Externally, to the front, the property benefits from a lawned garden, a driveway providing off-road parking for multiple vehicles, and a garage with power, lighting, and an electric up-and-over door.

To the rear is a well-tended and generously sized garden, predominantly laid to lawn, with mature borders, a patio area, and a garden shed which is to remain.

SERVICES:

Mains gas, water, drainage and electricity. Gas fired central heating.

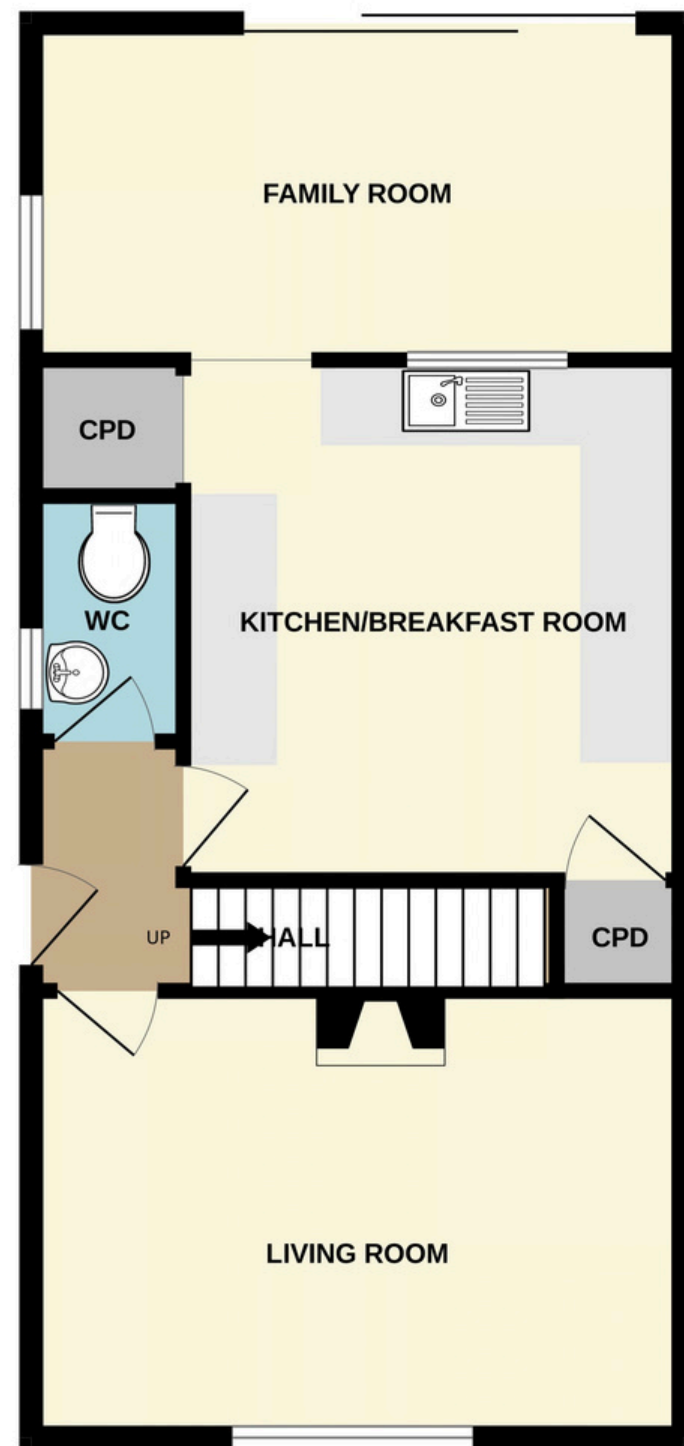
TENURE:

The property is FREEHOLD, and will be sold with vacant possession.

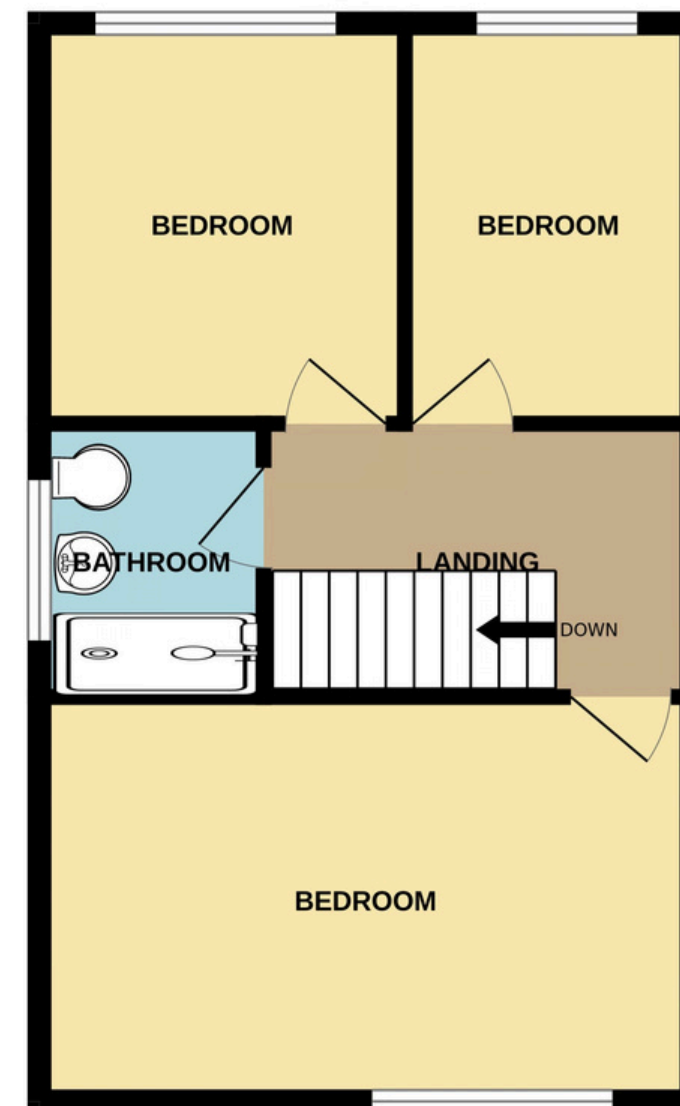




GROUND FLOOR



1ST FLOOR



estates
Sales and Lettings



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ