



WEXFORD WAY | BURY ST. EDMUNDS

Family Home in Sought After Location

FEATURES

- Situated On The Sought After 'Marham Park' Development
- Large Kitchen/Diner Ideal for Entertaining
- Moments Walk from David Lloyd Leisure Centre with Spa & Communal Park
- Easy Access to A11/A14
- Family Bathroom, En Suite & Downstairs Cloakroom
- Superb Condition Throughout
- Virtual 3D Tour Available
- Must be viewed to be appreciated

DESCRIPTION

***PROPERTY OF THE WEEK *** Located in the highly desirable and well-connected in a small cul-de-sac on Marham Park development, this modern three-bedroom semi-detached home offers stylish, comfortable living in a prime position.

The property opens into a welcoming entrance hall that leads through to a light, neutrally decorated living room. At the rear, you'll find a spacious kitchen/diner fitted with contemporary units, integrated appliances, and elegant French doors that open onto a generous patio—perfect for entertaining or relaxing outdoors. A convenient downstairs WC completes the ground floor.

Upstairs, the home features two generous double bedrooms and a well-proportioned single bedroom. The master bedroom enjoys its own private en suite shower room, while the remaining rooms are served by a modern family bathroom.

Outside, the well-maintained rear garden provides a tranquil space for outdoor living, featuring a large patio area, lawn, decking, and a timber shed. To the front of the property, there is private parking for two cars. Easy Access to the A14



ACCOMMODATION

Entrance Hall

Leading to;

WC

Low level WC, hand wash basin.

Living Room 15'1" x 11'11" (4.60m x 3.63m)

Window to front aspect, under-stairs cupboard housing consumer unit and internet points.

Kitchen/Diner 10'11" x 15'6" (3.33m x 4.73m)

Wide range of wall and base units with electric oven and grill, gas hob with extractor unit over. Integrated fridge/freezer, dishwasher and washer/dryer. Tiled splash-backs, feature under cupboard lighting. Wall mounted gas boiler enclosed in unit. Window and French doors leading to rear garden.

Landing

Loft access and storage cupboard.

Master Bedroom 9'0" x 10'9" (2.74m x 3.27m)

Window to rear aspect. double wardrobe with mirrored sliding doors.

En-suite

Double tiled shower cubicle, pedestal sink, low level WC and heated towel rail. Window to side aspect.

Bedroom 2 12'8" x 8'0" (3.86m x 2.43m)

Window to front aspect.

Bedroom 3 7'7" x 7'4" (2.32m x 2.24m)

Window to front aspect.

Bathroom

Panel bath with tiled surround. Low level WC and hand wash basin. Window to side aspect and heated towel rail.

Outside

Well-maintained rear garden provides a tranquil space for outdoor living, featuring a large patio area, lawn, decking, and a timber shed.

Parking

To the front of the property, there is private parking for two cars.

Agents Note

Estate Management Fee: £133.54 PA 2026 (Remus)









01638 750241

info@clarkephilips.co.uk

www.clarkephilips.co.uk

Council Tax Band : C

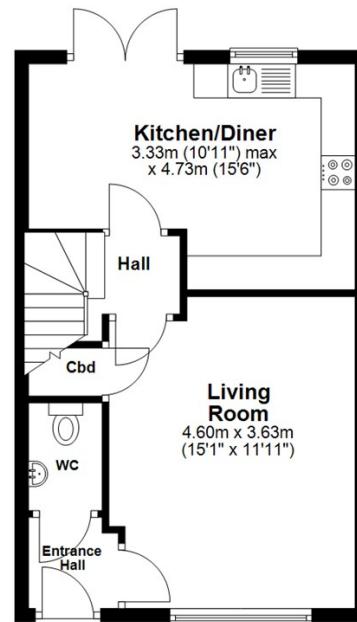
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

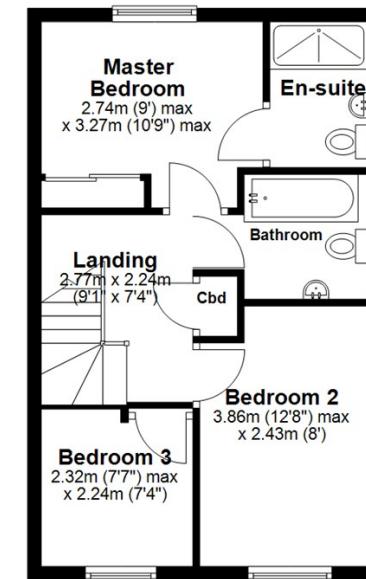
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Ground Floor
Approx. 38.5 sq. metres (414.0 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus)	A		
(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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			