



Jackson & Co



## Abbot Road

Bury St Edmunds, Suffolk, IP33 3UE

Guide Price £325,000

Three-bedroom semi-detached house situated on the western side of town, comprising a spacious living room, kitchen opening into a sunroom/conservatory, family bathroom, master bedroom with en-suite, driveway parking for three or more vehicles, garage and a rear garden.



# Property Features

- Three-bedroom semi-detached home
- Two bathrooms including en-suite to master bedroom
- Spacious living room
- Modern kitchen opening into a bright sunroom/conservatory
- Driveway parking for three or more vehicles
- Garage with additional storage and two garden sheds
- Convenient access to the town centre and major trunk roads
- Popular location on the favourable western side of Bury St Edmunds
- Gas central heating & uPVC double glazed

## FULL DESCRIPTION

Abbot Road enjoys a convenient position with easy access to Bury St Edmunds town centre, offering an excellent range of shopping, dining and leisure facilities. The location also provides straightforward access to major trunk roads, making it ideal for commuters, whilst benefiting from nearby schools, parks and everyday amenities.

Upon entering the property, the entrance hall provides access to the ground floor accommodation. To the front is a spacious living room offering an excellent space for relaxing and entertaining. The family bathroom comprises a bath with shower over, WC and hand basin. The kitchen is fitted with a range of low and high-level units, built-in double oven, hob with extractor, fridge freezer and space for a washing

machine and dishwasher. An understairs storage cupboard is currently utilised as a pantry. The kitchen opens seamlessly into the sunroom/conservatory/dining room, creating a bright additional reception area which is being used perfectly as a dining room by the current owners this space flows with direct access to the rear garden.

The first-floor landing serves three bedrooms, including the master bedroom positioned to the front of the property and benefitting from its own en-suite shower room. The remaining bedrooms offer flexible accommodation suitable for children, guests or home working.

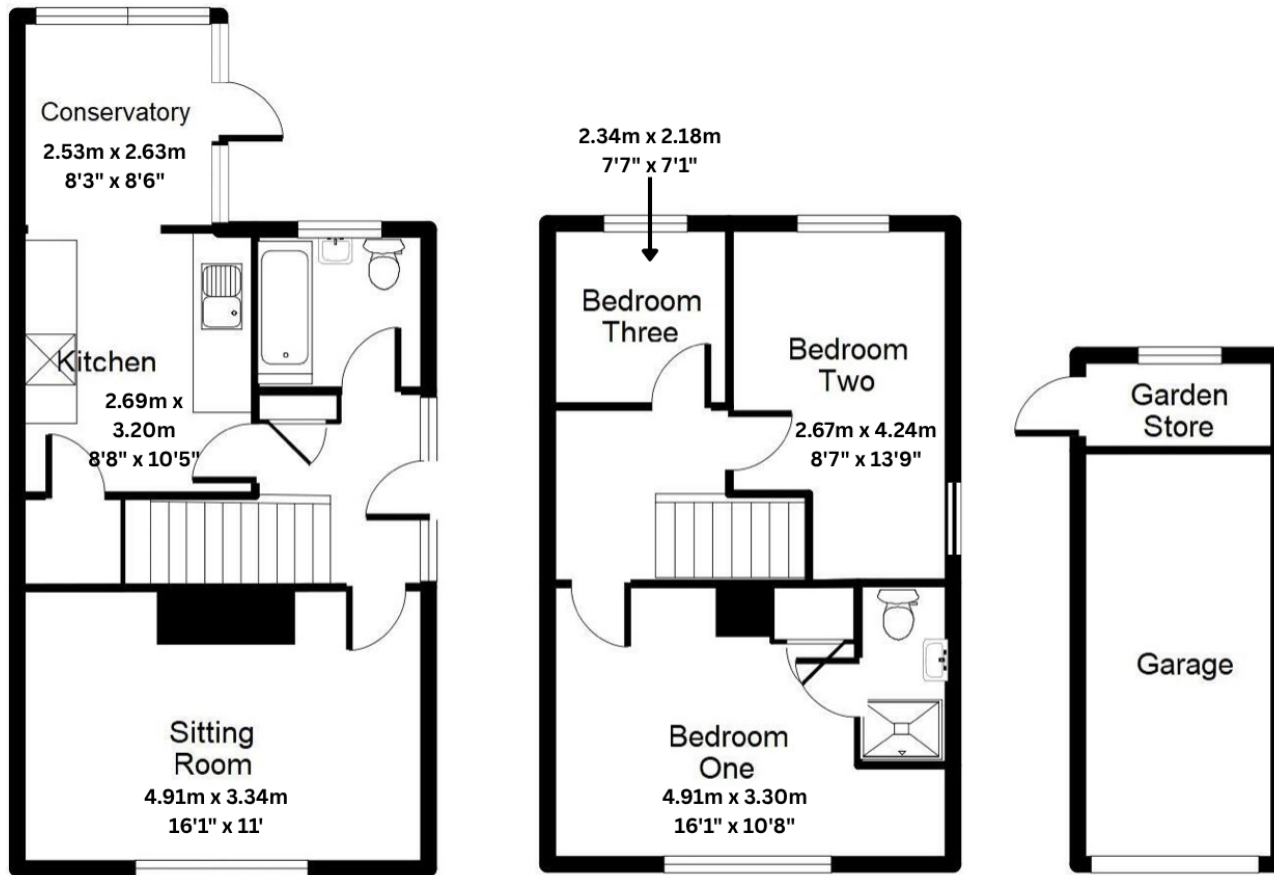
Externally, the property enjoys an attractive frontage with a generous driveway providing parking for three or more vehicles. Side gated access leads to the garage and rear garden. The staggered rear garden has been thoughtfully arranged with decked and patio seating areas, ideal for outdoor entertaining, together with two useful storage sheds and additional storage facilities within the garage.

Families will appreciate the property's location within reach of a range of well-regarded local schools and educational facilities. Combined with its excellent transport links and access to town centre amenities, the property is well positioned for modern family living.

Tenure: Freehold  
Council Tax Band: C – West Suffolk  
Services: Mains Gas, Water & Electric







For identification only - Not to scale  
(c) Visual Floor Planner

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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