

FOR SALE



Osbourne Way, Bury St Edmunds IP32

4 Bedrooms, 2 Bathroom, Detached House

Offers In Region Of £450,000 FREEHOLD


MARTIN&CO



- 4 Generous Bedrooms
- Ensuite Shower Room
- High Specification Kitchen Diner
- Cloakroom & EV Charging Point
- Overlooking Area Of Green
- South Facing Garden
- EPC B
- Tandem Garage Double Driveway

Stylish, spacious and perfectly positioned! This beautifully presented four bedroom detached home on the sought-after Marham Park development combines contemporary design, high-quality finishes and a superb setting overlooking an attractive area of green. Designed for modern family living, the heart of the home is the impressive high-specification kitchen/dining room, offering the perfect space for entertaining, family meals and everyday life. French doors open onto a sunny south-facing rear garden, creating a seamless connection between inside and out while enjoying a good degree of privacy. A bright and welcoming living room also benefits from pleasant views across the green, adding to the home's sense of space and outlook.

Upstairs, you'll find four generous bedrooms, including a spacious principal suite with its own ensuite shower room, alongside a stylish family bathroom. Outside, the private south-facing garden provides the ideal setting for relaxing or entertaining. A tandem garage and double-width driveway offer excellent parking and storage, making this home as practical as it is beautiful. Homes of this quality on Marham Park are always in demand. Offering generous accommodation, premium specification and an enviable position, this exceptional family home is ready to move straight into. Arrange your viewing today before it's gone.

ENTRANCE HALL: Luxury Vinyl Floor Tiles, radiator, under stairs storage cupboard

CLOAKROOM: Luxury Vinyl Tiled Floor, low level WC, wash hand basin with unit under, radiator, window to front.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM: 16' 03" into Bay, 14' 01" min x 11' 07" (4.95m/ 4.29m x 3.53m) Bay window to front, TV point, radiator, Luxury Vinyl Tiled Floor.

KITCHEN DINER: 20' 00" x 14' 09" (6.1m x 4.5m) Luxury Vinyl Tiled Floor, window to rear, French doors to garden, induction hob with extractor hood over, eye-level oven with microwave over, single inset drainer, mixer tap over, cupboard under, integrated fridge and freezer, plumbing for dishwasher, wine fridge, door to side, Island/breakfast bar, ceiling spot lights.

FIRST FLOOR LANDING: Airing cupboard housing insulated hot water tank.

BEDROOM ONE: 15' 01" x 9' 08" (4.6m x 2.95m) TV point, radiator.

ENSUITE: Floating wash hand basin, low level WC, double shower cubicle with dual shower, window to side, tiled splash backs, ceiling spot lights, stainless steel heated towel rail.

BEDROOM TWO: 11' 04" x 9' 03" (3.45m x 2.82m) Window to rear, radiator.

BEDROOM THREE: 10' 04" x 7' 09" (3.15m x 2.36m) Window to rear, radiator.



BEDROOM FOUR: Window to front, radiator.

FAMILY BATHROOM: Low level WC, floating wash hand basin, panelled bath with shower over, ¾ tiled splash back, ceramic tiled floor, stainless steel heated towel rail.

OUTSIDE: The rear has an area of patio and decking, laid to lawn with raised planted borders, gate to front and outside water tap.

To the front is a double driveway giving access to detached tandem garage:

GARAGE: 23' 02" x 10' 00" (7.06m x 3.05m) with up and over door, light and power connected, personal door to side, EV charging point.

ADDITIONAL INFORMATION:

Council Tax Band: E

Local Authority: West Suffolk

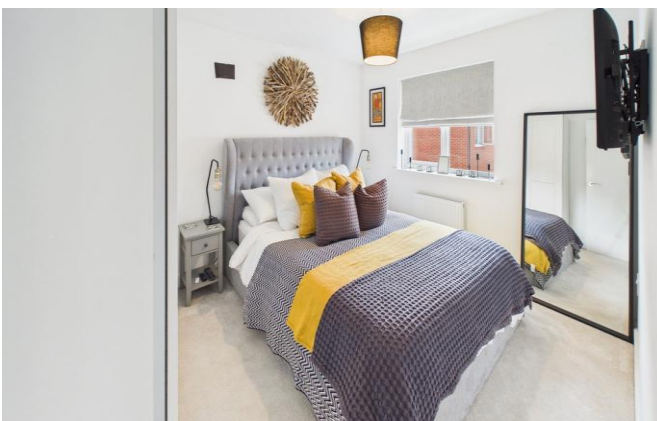
Mains water, drains, gas and electricity connected

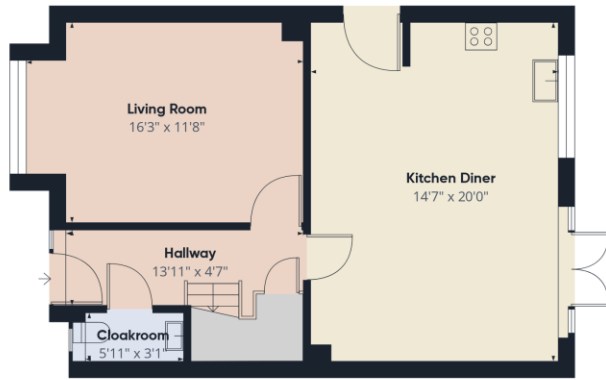
Vacant Possession on Completion

ENERGY PERFORMANCE RATING B: A full copy of the report is available upon request.

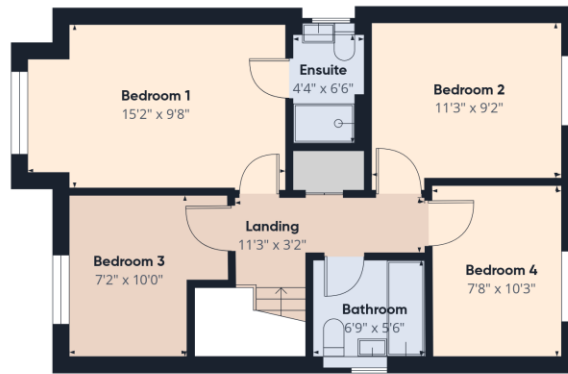
VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent.

Please call Martin & Co on 01284 701511 to book a viewing.

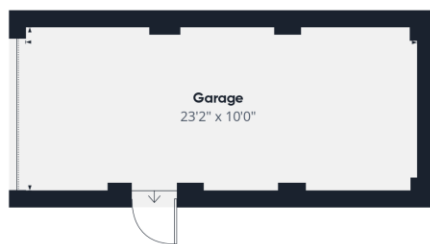




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
1361 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.