





Wilbur Close, Bury St. Edmunds,  
£350,000

 3  2  1  B

- Semi-Detached House
- Three Bedrooms
- Two Bathrooms & Ground Floor Cloakroom
- Air Conditioning Units Installed
- Three Storey Property
- New Homes Warranty Remaining
- EV Charging Point
- Good Sized Rear Garden
- Off-Road Parking
- Village Location



**A modern three Bedroom semi-detached home situated on the edge of Moreton Hall, Bury St Edmunds.**

### The Property

Wilbur Close is a versatile three-bedroom townhouse that caters to growing families and professional couples alike. Upon entering, you'll find a good sized hallway that leads to a living/dining area with French doors opening to the rear garden, as well as a kitchen/breakfast room with integrated appliances. Additionally, there's a guest cloakroom and a storage cupboard off the entrance hallway.

The first floor features a spacious double bedroom to the rear, a single bedroom, and a three piece family bathroom. A private staircase ascends to the master bedroom suite, which includes an ensuite shower room and dressing area, enjoying a sense of privacy.

Outside, the multi-level garden is comprised of decking to the top providing a relaxing seating area and artificial grass to the bottom with the additional provision of a garden shed and side access via a gate. To the front, there is off-road parking for at least two vehicles.

Special features to the property include:

- Fitted with an air conditioning unit to the second floor bedroom and the lounge.
- External EV charging port.
- Additional storage in the master suite.
- Made to Measure blinds throughout the whole property.
- Remote controlled blinds to the Velux windows on second floor.





## Location

If you want to experience life in a friendly and expanding community while staying close to the desirable town of Bury St Edmunds, Wilbur Close is the perfect spot at the edge of beautiful countryside. You'll find shops and services just a short walk away, and the vibrant market town of Bury St Edmunds boasts a variety of local restaurants, bars, and both high street and independent shops. The nearby A14 provides easy access to Newmarket, Ipswich, and Cambridge, making this property an excellent choice for commuters.

## Ground Floor

### Kitchen/Breakfast Room

11'3" x 9'11" (max) (3.43m x 3.03m (max))

A high specification fully fitted kitchen with a range of wall and base units and feature lighting. Integral appliances include, slimline dishwasher, eye-level double oven, gas hob, fridge freezer and washing machine.

### Lounge/Diner

4.78m x 3.70m

### Cloakroom

Half tiled with low level WC and pedestal wash hand basin and extractor fan.

## First Floor

### Bedroom Two

15'8" x 11'0" (4.79m x 3.37m)

### Bedroom Three

9'6" x 8'4" (2.90m x 2.56m)

### Family Bathroom

Three piece suite comprising panel bath with overhead shower mixer and glass screen, low level WC and pedestal wash hand basin and extractor fan.

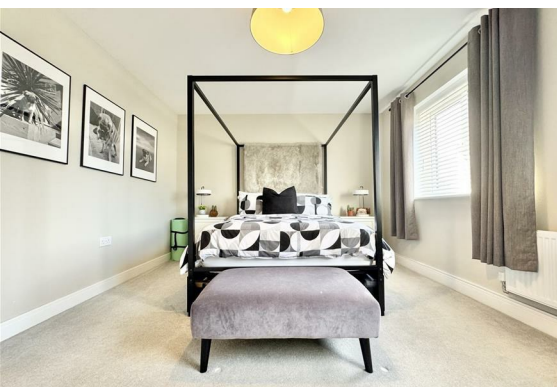
## Second Floor

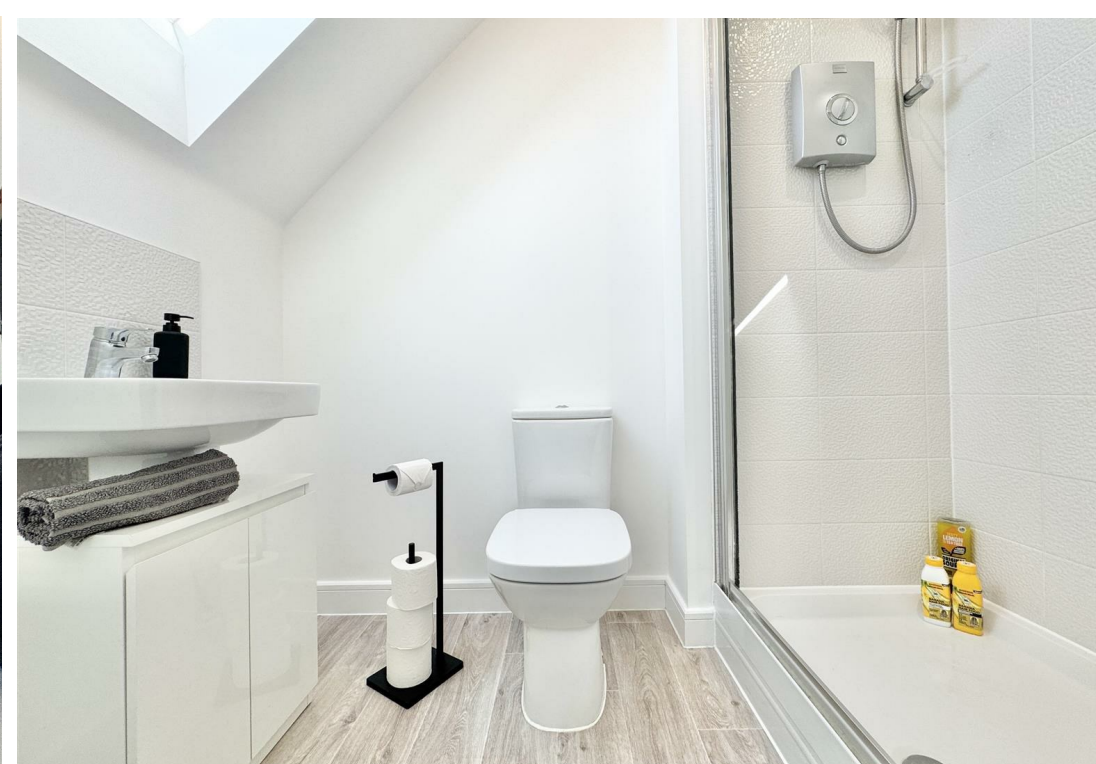
### Master Suite

20'4" x 12'0" (max) (6.20m x 3.66m (max))

### Ensuite

Three piece suite comprising large walk in shower, low level WC and wash hand basin.

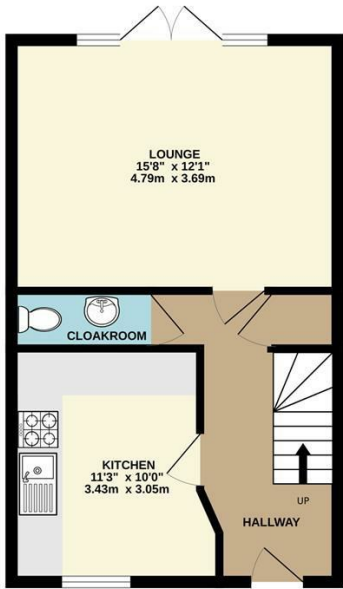




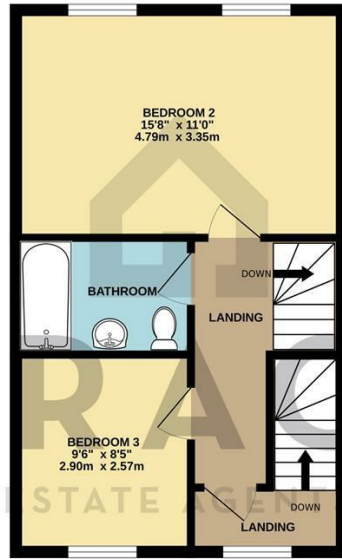




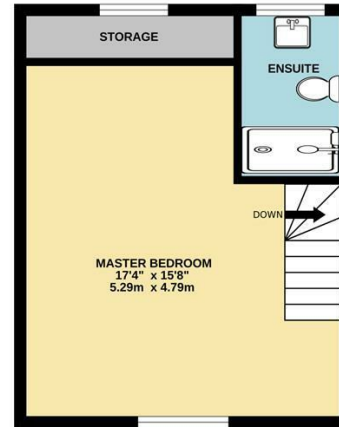
GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

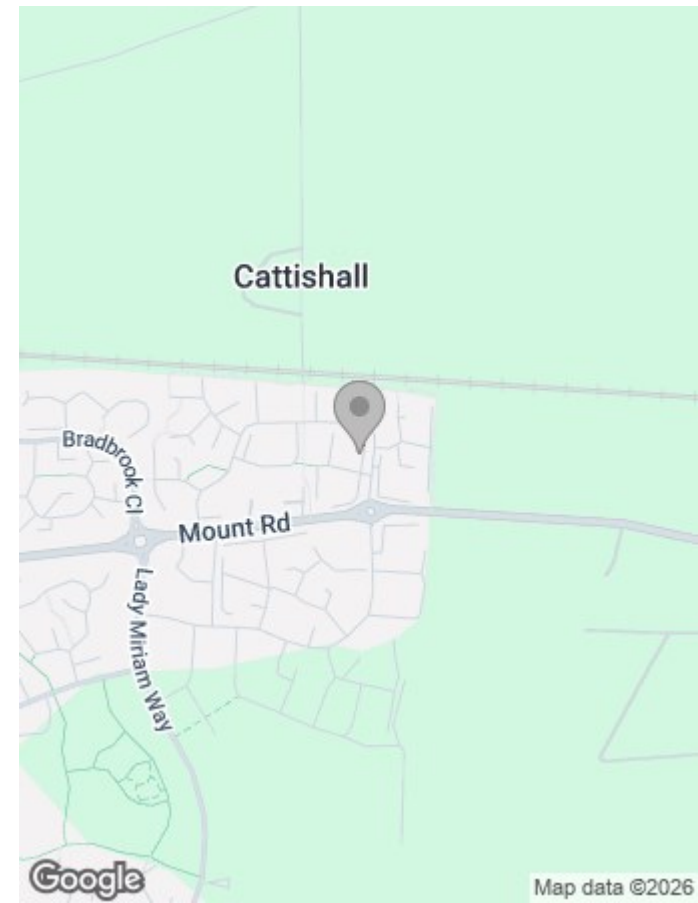


2ND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.

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 efficiency can be given.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.