



12 Plovers Way, Bury St. Edmunds

Offers Over £450,000

THE
M&G
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12 Plovers Way

Bury St. Edmunds

- Well presented modern detached house
- Gas central heating, uPVC sealed unit glazing
- Cloakroom, sitting/dining room, stylish kitchen
- 4 bedrooms, ensuite & family bathroom
- Beautiful gardens with access to Nowton Park
- Garage and ample off road parking

An attractive detached family home occupying a sought-after and well-served position within Bury St Edmunds, around two miles from the town centre.

Beautifully presented and thoughtfully improved by the current owners, the property offers a lovely balance of space, comfort and practicality, with a sitting room featuring an attractive fireplace, dining area, contemporary fitted kitchen, cloakroom, four bedrooms, en suite shower room and family bathroom. Bedroom four is currently used as a home office, adding useful flexibility.

Outside, there is a generous driveway, landscaped rear garden with lawn, well-stocked borders, sheltered patio and timber shed. A private gate provides direct access to the picturesque grounds of Nowton Park, making this a superb home for families, walkers and outdoor enthusiasts.



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Entrance Porch

6' 8" x 4' 6" (2.03m x 1.37m)

Cloakroom

Sitting Room

16' 4" x 12' 3" (4.98m x 3.73m)

A light and bright reception space with feature fireplace, staircase to the first floor and opening to the dining area

Dining Area

12' 11" x 8' 11" (3.94m x 2.72m)

With space for a good sized dining table and a door to the rear gardens

Kitchen

15' 3" x 15' 1" (4.65m x 4.60m)

The contemporary kitchen is thoughtfully designed with an extensive range of cupboards, stylish work surfaces, and integrated appliances including a hob, oven, microwave, extractor hood, dishwasher, fridge and freezer. A useful understairs storage cupboard provides additional practicality, while dedicated space is available for both a washing machine and tumble dryer.

Landing

Bedroom 1

14' 6" x 7' 3" (4.42m x 2.21m)

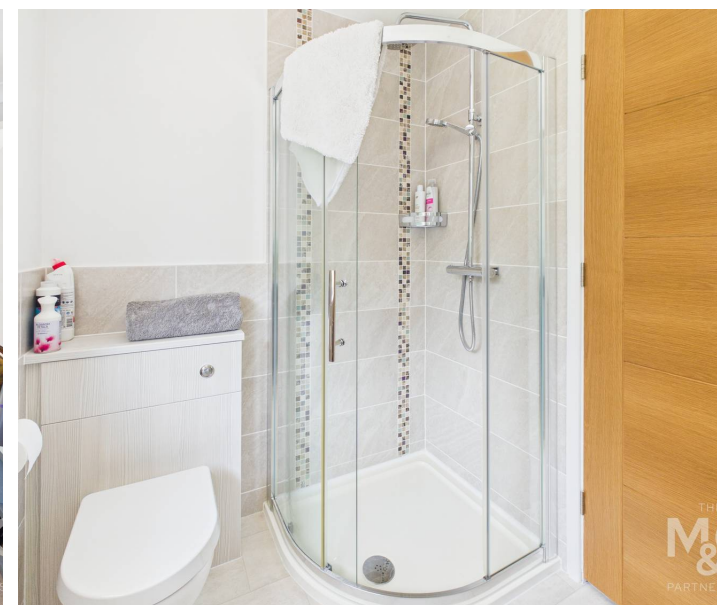
Idea as a guest bedroom with an en suite shower room

En Suite

Bedroom 2

12' 7" x 10' 2" (3.84m x 3.10m)

A very comfortable double bedroom



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Bedroom 3

10' 0" x 9' 9" (3.05m x 2.97m)

Another double bedroom, this one has built in wardrobes and views over the rear gardens

Bedroom 4/Office

8' 10" x 6' 2" (2.69m x 1.88m)

Bathroom

A well appointed bathroom with a white suite

Outside

To the front, the property is set behind a lawned garden with mature shrub planting, while a generous driveway provides ample off-road parking.

A side pathway leads to the enclosed rear garden, which has been beautifully landscaped and is predominantly laid to lawn with well-stocked flower and shrub borders. A sheltered patio terrace offers the perfect setting for outdoor dining and relaxation. A timber shed provides useful storage, and one of the property's most appealing features is a private gate giving direct access to the picturesque grounds of Nowton Park, ideal for walkers, runners, families, and anyone who enjoys having acres of parkland quite literally on their doorstep.

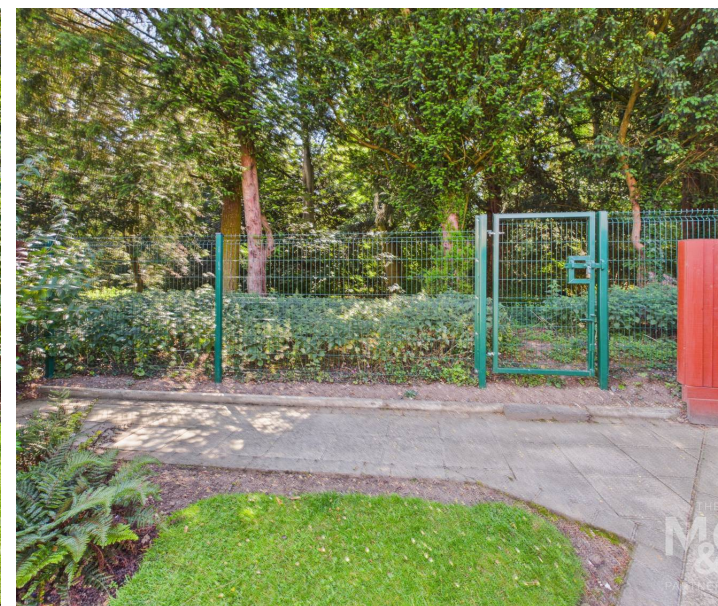
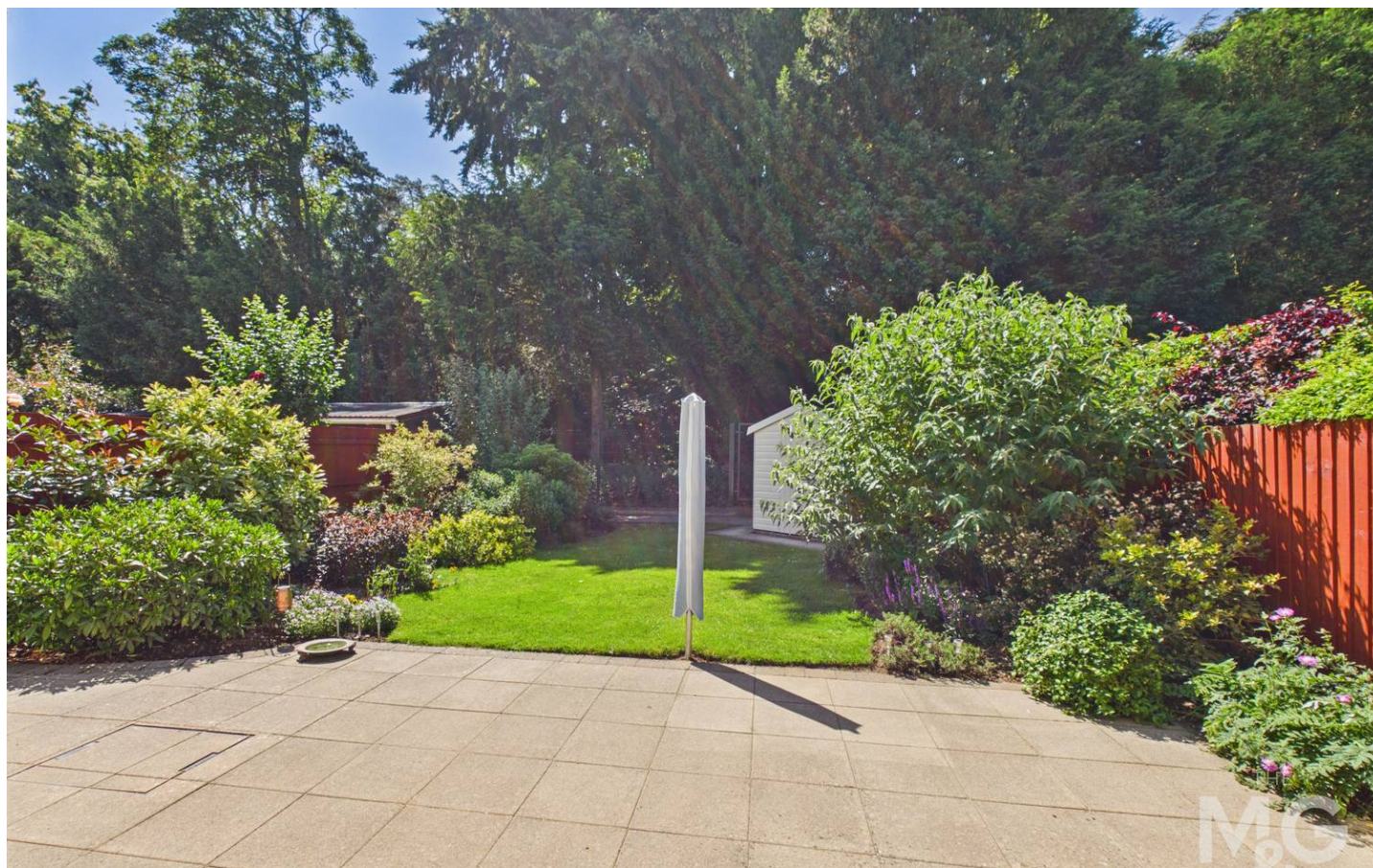
Services: All main services are connected

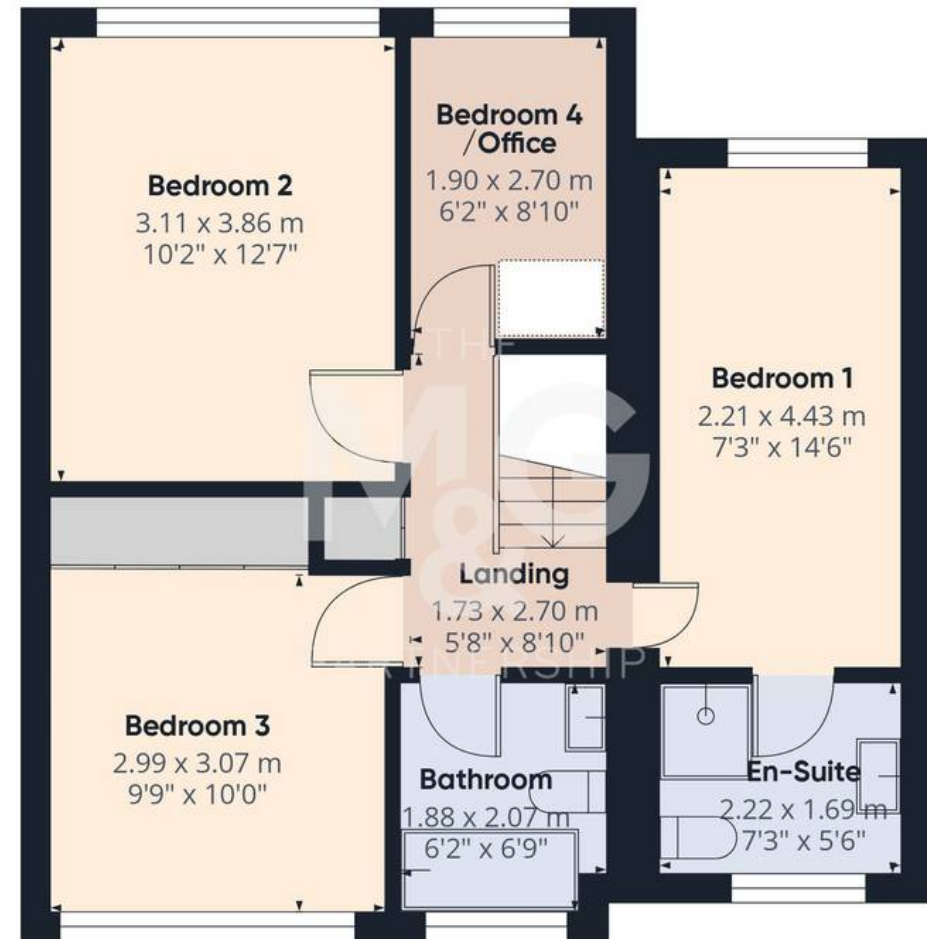
Council Tax - Band C -West Suffolk. EPC Rating- C

Broadband- Ofcom states Ultrafast is available. Mobile: Ofcom states all providers are likely.



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Floor 1



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