

FOR SALE



Woodburn Drive, Bury St Edmunds

5 Bedrooms, 3 Bathroom, Detached House

Offers In Excess Of £490,000 FREEHOLD


MARTIN&CO



- Chain Free
- 5 Good Sized Bedrooms
- 2 Ensuites
- Cloakroom & Utility
- Kitchen Diner
- 2 Reception Rooms
- Tandem Garage & Driveway
- EPC: B

Need more space without compromising on location? This chain free detached three-storey home delivers on scale, featuring a substantial kitchen breakfast room, separate utility room, two reception rooms, five bedrooms and two ensuites, ideal for flexible family living. Set on the ever popular Marham Park and close to David Lloyd Clubs, it also benefits from a tandem garage and well-balanced accommodation across all three floors. Homes offering this level of space and versatility are rarely available-arrange your viewing today to truly appreciate what's on offer.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Karndean style flooring, stairs to first floor, radiator, ceiling spot lights, under stairs storage cupboard with light.

SITTING ROOM: 13' 08" x 11' 01" (4.17m x 3.38m) Window to front and side, radiator, TV point.

DINING ROOM / STUDY: 9' 07" x 7' 00" (2.92m x 2.13m) Window to front, radiator.

KITCHEN/ DINER: 28' 05" x 10' 02" (8.66m x 3.1m) Window to rear, two sets of French doors to garden, 1.5 stainless steel inset drainer with mixer tap over, cupboard under, range of wall mounted units, work surfaces, units under, upstand, electric hob with twin ovens under, extractor hood over, dish washer, fridge freezer, radiator, Karndean style flooring.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



CLOAKROOM: Low level WC, pedestal wash hand basin, Karndean style flooring, radiator, tiled splash back.

FIRST FLOOR LANDING: Radiator, airing cupboard housing insulated hot water tank, stairs to second floor.

FAMILY BATHROOM: Low level WC, pedestal wash hand basin, panelled bath with shower over, window to side, ceiling spot lights, extractor fan, shaver socket.

BEDROOM ONE: 17' 08" x 11' 06" (5.38m x 3.51m) Window to front, TV point, radiator.

EN SUITE BATHROOM: Double shower cubicle, panelled bath with shower attachment, low level WC, wash hand basin with drawer under, tiled splash backs, stainless steel heated towel rail, wood laminate floor, ceiling spot lights, extractor fan, window to rear.

BEDROOM (TWO): 12' 04" x 9' 04" (3.76m x 2.84m) Window to front, radiator.

BEDROOM (THREE): 12' 00" x 9' 01" (3.66m x 2.77m) Window to rear, radiator.

SECOND FLOOR LANDING: Velux window to rear, radiator.

BEDROOM (FOUR): 14' 09" max, 9' 02" waist height x 13' 02" max (4.5m, 2.79m x 4.01m) Window to front, radiator.



EN SUITE: Low level WC, wash hand basin, shower cubicle, tiled splash back, Velux window to rear, shaver socket.

BEDROOM (FIVE): 11' 05" x 17' 02" max, 15' 00" min (3.48m x 4.57m min / 5.23m max) Window to front, Velux window to rear, radiator.

OUTSIDE: The rear garden has a patio area with the rest laid predominantly to lawn, with outside tap.

TO THE FRONT: There are established shrubs and path leading to the front door and driveway with access to garage and parking.

TANDEM GARAGE: 23' 05" x 10' 07" (7.14m x 3.23m) Up and over door, light and power connected, eaves storage, personal door to garden.

ADDITIONAL INFORMATION:

Council Tax Band: F
Local Authority: West Suffolk
Mains water, septic tank, electricity connected
Vacant possession upon completion

ENERGY PERFORMANCE CERTIFICATE: B

A full copy of the report is available upon request.

VIEWING ARRANGEMENTS:

Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.





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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.

