



Weston Drive

Bury St. Edmunds, IP32 6TX

Guide Price £425,000

4-bedroom detached house offering generous living spaces including a large kitchen/dining/family room that seamlessly connects to the rear garden, spacious bedrooms and a luxurious master suite.



Property Features

- 4-bedroom detached house perfect for family living
- Expansive kitchen/dining/family room ideal for entertaining and everyday life
- Located on a no-through road for added privacy
- Spacious living room featuring a bay window
- large master bedroom with built-in wardrobe and ensuite bathroom
- Family bathroom designed with both a bath and a separate shower
- Driveway parking for 2 vehicles and a single garage
- Excellent transport links with easy access to the A14 and nearby amenities
- High specification kitchen with built in appliances
- uPVC double glazing & Gas central heating

FULL DESCRIPTION

Set in the popular Marham Park development on the northern side of Bury St Edmunds, this property provides a fantastic balance of suburban living while still being conveniently close to local amenities and major road connections. The location is ideal for families with easy access to town facilities.

Upon entering the ground floor, you're greeted by a welcoming entrance hall leading to a convenient WC and a utility cupboard equipped with plumbing for a washing machine and space for a tumble dryer. The generous living room boasts a spacious layout, accentuated by a delightful bay window that floods the space with natural light. The hallway guides you to the impressive kitchen/dining/family

room, showcasing ample low and eye-level units, a feature hob with extractor, double oven, dishwasher, and fridge freezer, with double doors leading out to the garden for an effortless indoor-outdoor lifestyle.

The first floor presents a landing that grants access to four spacious bedrooms, including the master bedroom that features built-in storage cupboards and a private ensuite bathroom for your comfort and convenience. The family bathroom is thoughtfully designed, offering a separate shower unit and a relaxing bath, ensuring that family needs are well catered for.

Outside, the property boasts a nice-sized rear garden with patio areas perfect for outdoor dining and a tucked-away seating area complete with a charming pergola, creating a serene environment for family gatherings or peaceful moments. The front of the house is equally impressive, with an attractively maintained shrubbed area and a driveway leading to the single garage, enhancing the overall curb appeal.

Families will appreciate the excellent school catchment that this property falls within, providing access to reputable local schools and contributing to a supportive community feel.

Tenure: Freehold

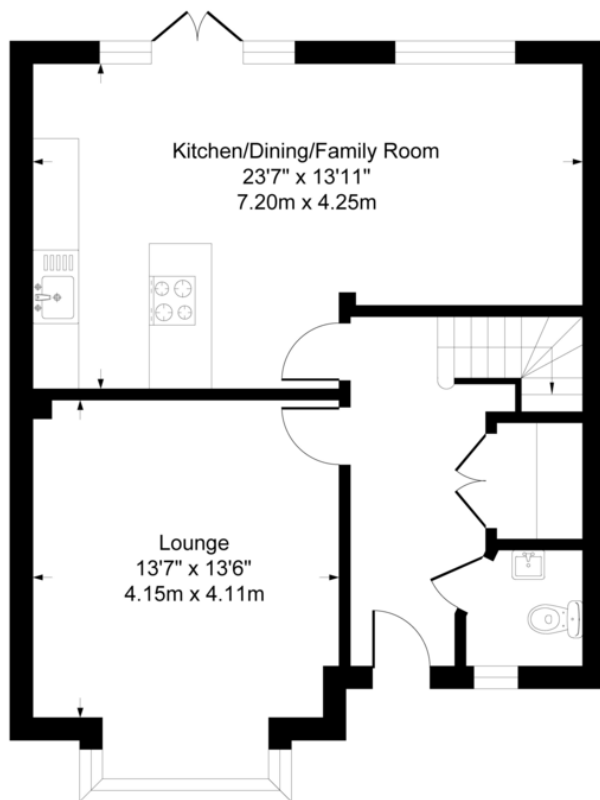
Council Tax Band: West Suffolk - E

Services: Mains Water, Gas & Electric
Estate Management Charge: £220 PA

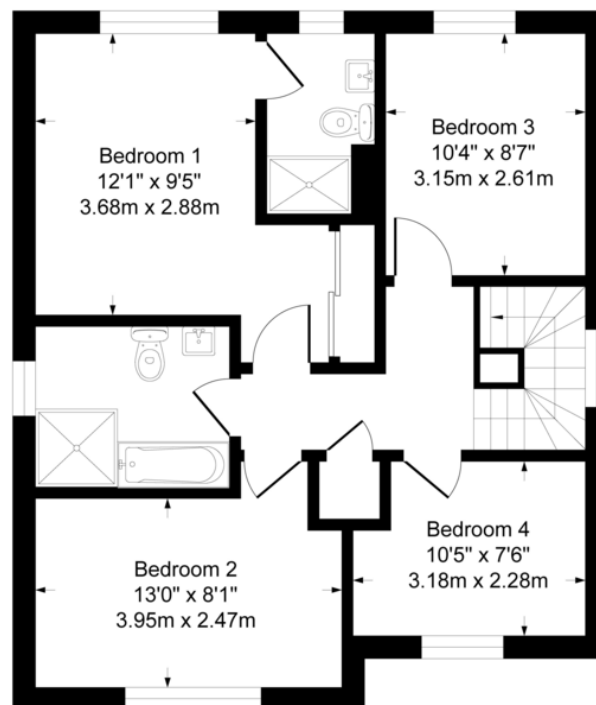




Approximate Gross Internal Area 1298 sq ft - 121 sq m



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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