



49 Wexford Way, Bury St. Edmunds

Guide Price £290,000

THE
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49 Wexford Way

Bury St. Edmunds

- Superbly Presented Throughout
- Side-By-Side Driveway Parking
- Integrated Appliances In The Kitchen
- Fitted Storage & En-Suite In Principal Bedroom
- Accredited Developer: David Wilson - NHBC Warranty - 4 Years Remaining
- Attractive Position Within The Development
- Hard Landscaped Rear Garden
- Viewing Highly Recommended

Located on the increasingly popular Marham Park, this wonderfully-presented, three-bedroom semi-detached home boasts an abundance of features desirable in any modern-day home, from integrated appliances in the kitchen to an en-suite and fitted wardrobes in the principal bedroom.

Quick and easy access to the thriving town centre means the property is ideally located, offering an array of leisure, educational and professional amenities. The addition of the David Lloyd leisure facility further boosts the attraction of Marham Park, with a convenience store on the way as well! Moreover, the A14 is in ease of reach, perfect for those who regularly commute to London, Cambridge, Newmarket or Ipswich.

Built in 2020 by the accredited David Wilson Homes, the property occupies an attractive position within the development and supports a further 4 years on the NHBC Warranty.

On arrival, you are greeted by side-by-side driveway parking for two vehicles.



Entrance Hall

4' 8" x 4' 4" (1.42m x 1.31m)

Entrance hall, complete with hard flooring and access to the cloakroom and lounge.

Lounge

15' 3" x 12' 0" (4.64m x 3.67m)

Well-proportioned lounge space overlooking the front of the property. Complete with decorative panelling, understairs storage and access to the internal hall leading to both the staircase and kitchen-diner.

Kitchen-Diner

15' 5" x 8' 6" (4.70m x 2.59m)

Generous kitchen-diner overlooking the rear of the property, whilst bathed in natural light courtesy of the patio doors. Both low and eye level storage can be found, housing integrated appliances behind a sleek, high-gloss fascia. Appliances include: oven, hob, extractor, fridge-freezer, washing machine and dishwasher. Ample space for a dining table is also available.

Cloakroom

5' 1" x 3' 5" (1.56m x 1.04m)

Completing the ground floor of the property you will find the cloakroom, fitted with wc, basin and radiator.

Landing

Sizeable landing holding access to all three bedrooms, family bathroom and storage cupboard.

Bedroom One

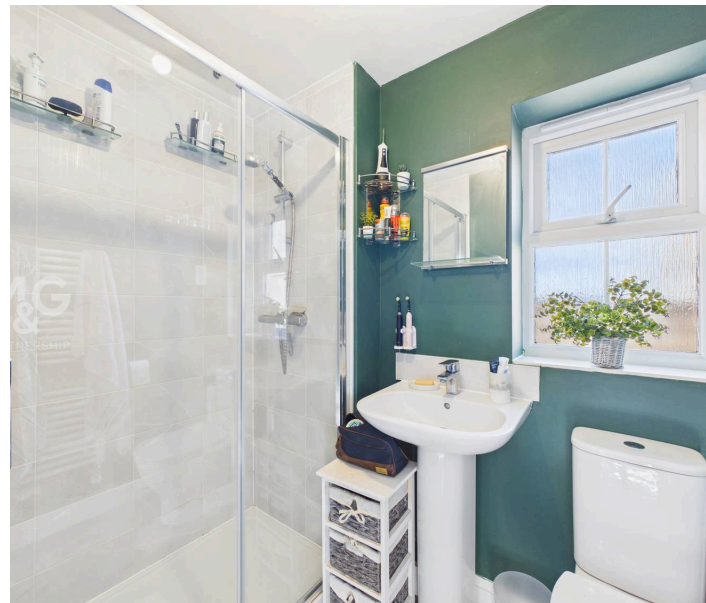
10' 11" x 8' 1" (3.33m x 2.47m)

Generous principal bedroom overlooking the rear of the property, complete with mirror-fronted fitted wardrobes and access to the en-suite.

En-Suite

4' 6" x 6' 10" (1.37m x 2.09m)

Fitted with a walk-in shower, WC, basin and heated towel rail.



Bedroom Two

12' 10" x 8' 2" (3.90m x 2.48m)

Large double bedroom overlooking the front of the property, currently utilised as both a spare bedroom and office. The alcove provides the perfect space for fitted wardrobes if required.

Bedroom Three

7' 3" x 7' 8" (2.20m x 2.33m)

Sizeable single bedroom, currently utilised as an office – perfect for those who work remotely.

Bathroom

8' 10" x 5' 10" (2.69m x 1.79m)

Family bathroom complete with WC, basin, bath and heated towel rail.

Garden

The south-west-facing garden has been beautifully hard-landscaped, with a choice of raised beds allowing you to add an array of potted/planted colour. The extended patio space is perfect for al fresco dining, whilst an additional pergola creates a cosy "nook" for extra seating. Gated access leads to the side passage, with a secondary gate leading to the front of the property.

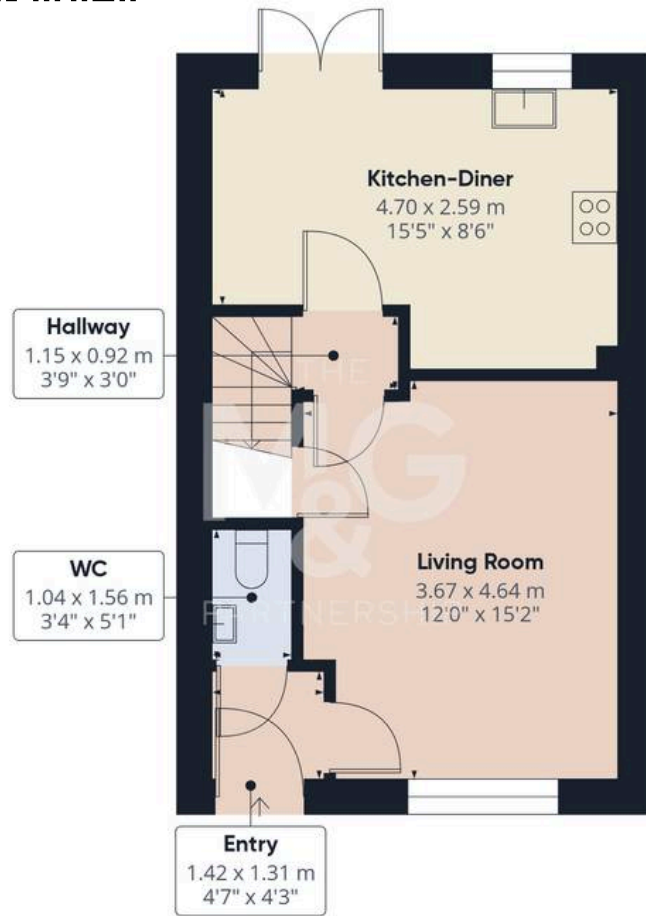
Agent Notes

EPC Rating – B Council Tax – C All Mains Services Connected

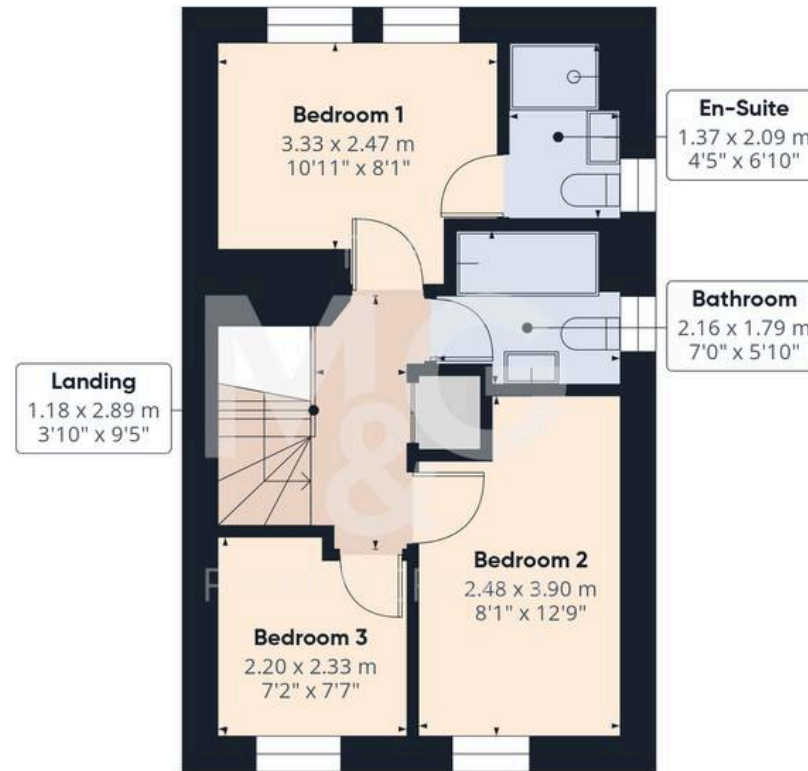
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Floor 0



Floor 1

Approximate total area⁽¹⁾
71 m²
767 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.

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