Clarke Philips

Estate Agents & Property Management







Guide Price £264,500

1 DAMSON CLOSE | BURY ST. EDMUNDS | IP28 8FJ

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NO CHAIN This superbly presented and spacious three-bedroom family home enjoys a pleasant position within a highly sought-after residential area.

The ground floor features a modern fitted kitchen opening to a bright dining area, a generous living room, and a convenient downstairs WC. Upstairs, the property offers a master bedroom with dressing area and en-suite, two further well-proportioned bedrooms, and a contemporary family bathroom.

Ideally situated within walking distance of two local primary schools, village shops, doctors, and dentist, the home also benefits from excellent transport links with easy access to the A11/A14 and Kennett Train Station.

Entrance Hall
With doors leading to all rooms.

Cloakroom
Fitted with a two piece suite to include a wash basin and WC.

Sitting Room 15'7" x 11'9" (4.75m x 3.58m)
Double glazed bay window to the side aspect and further window to the front. Double doors opening to the hallway.

Dining Room 12'8" x 7'8" (3.86m x 2.34m)
Double glazed French doors opening to the rear garden, stairs leading to the first floor accommodation with cupboard beneath, open archway to :

Kitchen 8'6" x 7'8" (2.59m x 2.34m)
Fitted with a stylish range of wall and base units, work surfaces and complementary tiling. Integrated appliances include an electric oven, hob with extractor above. Double glazed window to the front aspect.

Landing
Access to loft space, doors leading to all rooms.

Bedroom One 15'7" x 11'9" (4.75m x 3.58m)
Double glazed windows to the front and side aspects, door leading to :

En-suite Shower Room
Fitted with a three piece suite to include a fully tiled shower cubicle, wash basin and WC. Complementary tiling.

Bedroom Two 10'0" x 8'9" (3.05m x 2.67m)
Double glazed window to the side aspect.

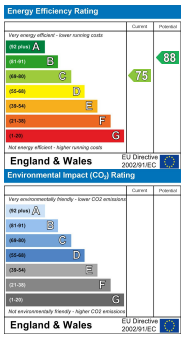
Bedroom Three 10'4" x 6'10" (3.15m x 2.08m)
Double glazed window to the front aspect.

Family Bathroom
Fitted with a three piece suite to include a panel enclosed bath, wash basin and WC. Double glazed window to the front aspect.

Outside
To the front a paved pathway leads to the front entrance door. The remainder of the garden is laid to mature shrubs.

To the rear, there is a paved terrace and the remainder of the garden is laid to artificial lawn. The garden is fully enclosed by a brick wall and panel enclosed fencing. Gated access leads to the allocated parking.

Directions



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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.