



## SHEARING STREET, BURY ST. EDMUNDS

IP32 6FE

£450,000  
FREEHOLD

Immaculately presented and located on the popular Marham Park on the east side of Bury St Edmunds, this four bedroom detached home offers spacious and versatile accommodation throughout. The ground floor comprises an entrance hallway, sitting room with bay window, study with stylish fitted furniture, cloakroom, and a good-sized kitchen/dining room with patio doors leading to the rear garden. On the first floor, there are four double bedrooms, a family bathroom, and an ensuite to the master bedroom. Externally, the property enjoys excellent curb appeal with a well-appointed front garden leading to the front door and driveway, which in turn leads to a single garage. The rear garden is mainly laid to lawn with a patio and shrub borders, providing an inviting outdoor space. Internal viewing is essential to fully appreciate the impeccable presentation and generous accommodation on offer.

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# SHEARING STREET

- Beautifully Presented Detached Four Bedroom Home
- Stylish Kitchen/Dining Room
- Master Bedroom With En-Suite
- Gas Fired Central Heating
- Spacious Sitting Room
- Ground Floor Cloakroom & Study
- Garage & Off Road Parking
- Within Walking Distance To Local Amenities
- Large Sized Rear Garden
- Come & View Our 360 Virtual Tour



## Entrance Hall

Bright welcoming entrance hall with luxury vinyl flooring throughout. Unders stairs cupboard and stairs leading to the first floor. Radiator.

## Study

Fully fitted with counter tops and cupboards. Window to front and radiator.

## Cloakroom

Modern suite with WC and wash basin. Window to side and radiator.

## Sitting Room

Well proportioned room with bay window to the front enjoying plenty of natural light. Radiator.

## Kitchen/Dining Room

Stunning and well-designed kitchen with matching wall and base cupboard and drawer units with ample work surfaces over. Inset sink and drainer. Integrated appliances include an eye level oven and grill, hob with extractor hood over. Full fridge freezer and dishwasher, space for a washing machine. Built-in breakfast bar which opens to the spacious dining area, it is perfect for entertaining. French doors leading directly to the rear garden. Two radiators.

## Landing

Bright landing with window to the side. An airing cupboard and loft access. Radiator.

## Bedroom 1

Spacious double room with built in double wardrobe. Window to rear and radiator.

## En-Suite

Contemporary suite with WC and vanity inset wash basin. Fully tiled shower cubicle. Window to rear and heated towel rail.

## Bedroom 2

Generous sized double room with window to rear and radiator.

## Bedroom 3

Double room with built in wardrobes. Window to rear and radiator.

## Bedroom 4

Fitted wardrobes, chest of drawers and dressing table. Window to rear and radiator.

## Bathroom

Stylish suite with WC and wash basin. Bath, fully tiled with handheld shower and shower screen. Built in shelving and window to front. Heated towel rail.

## Outside

### Front Garden

Low maintenance well-kept shrub and herb borders framing the front of the property. Pathway to the front door and driveway leading to the garage.

### Rear Garden

Fully enclosed garden laid mainly to lawn with a patio seating area, bordered by shrub and flower beds. Side gated access to the driveway and pathway to the garage door.

## Garage

Up and over door and power connected. Pedestrian door the garden

## Agent's Note

Outline planning for a utility room granted.

We have been advised the current owners do not pay any estate charges.

## Disclaimer

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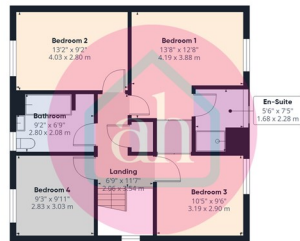


# SHEARING STREET





Ground Floor



Floor 1



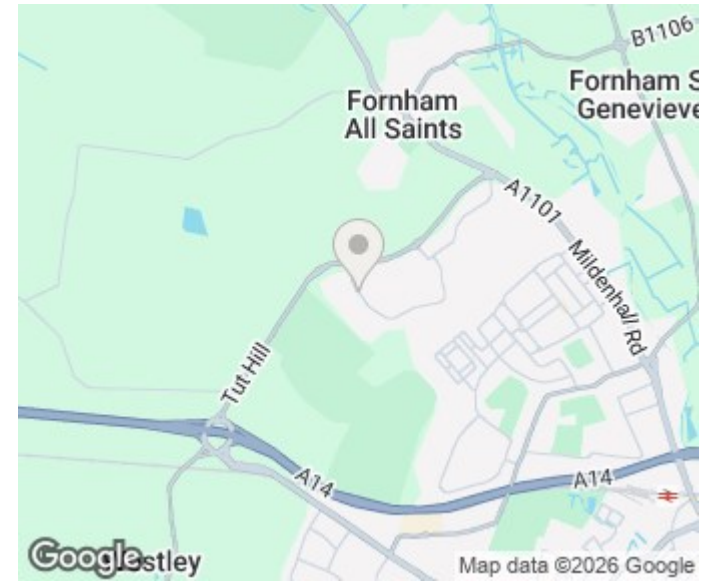
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Approximate total area<sup>m</sup>  
1578 ft<sup>2</sup>  
146.7 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>93</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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