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44 Lake Avenue, Bury St. Edmunds

Guide Price £300,000

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44 Lake Avenue

Bury St. Edmunds

- Spacious 3 story family home
- Particularly versatile accommodation
- 2 large reception rooms
- Attractive kitchen, shower/utility room
- 4 good sized bedrooms, modern bathroom
- uPVC double glazed windows, Gas central heating

Situated in the sought-after and popular Suffolk market town of Bury St Edmunds, this three-storey, four-bedroom end-of-terrace house offers spacious and versatile accommodation arranged over three floors. The property provides excellent reception room space, four good-sized bedrooms and a practical layout that is well suited to modern family living. Presented in very good decorative order throughout, the property is ready to move straight into, offering an appealing combination of space, comfort and convenience. Outside, there is a good-sized rear garden and on-street parking. The property is also ideally placed for access to a range of local amenities, including nearby schools, local shops and bus services.

An excellent opportunity for buyers seeking a spacious, versatile family home in one of Suffolk's most popular towns. With its generous accommodation, useful outdoor space and convenient location, this property is sure to appeal to a wide range of purchasers and is worthy of an early internal inspection.



Hallway

With doors leading to the dining room and kitchen.

Dining Room

39' 8" x 35' 9" (12.10m x 10.90m)

This sizable and bright room has plenty of space for a large dining table.

Kitchen

50' 2" x 33' 6" (15.30m x 10.20m)

A smart, stylish kitchen offering plenty of cupboard and drawer storage with ample worktop space and a breakfast bar.

Shower/Utility Room

25' 11" x 13' 6" (7.90m x 4.11m)

A great addition for any growing family

1st Floor Landing

With doors to the living room, bedroom and family bathroom.

Living Room

49' 10" x 29' 10" (15.20m x 9.10m)

This lovely light room offers space for the family to gather and features a unique glass-panelled wall.

Bedroom 4

10' 2" x 7' 7" (3.11m x 2.31m)

Great as a bedroom or a work-from-home office.

Family Bathroom

10' 2" x 7' 5" (3.09m x 2.25m)

A modern and stylish white bathroom suite.



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2nd Floor Landing

With doors to three further bedrooms.

Bedroom 1

15' 4" x 10' 2" (4.68m x 3.10m)

A great-sized main bedroom with two windows providing excellent natural light and a large built-in wardrobe/cupboard/

Bedroom 2

13' 3" x 10' 9" (4.05m x 3.27m)

Another good-sized room with a large built-in wardrobe/cupboard/

Bedroom 3

9' 5" x 7' 3" (2.87m x 2.20m)

A good-sized single bedroom.

Outside

The enclosed rear garden provides an excellent space for a growing family, offering plenty of room for children to play and for enjoying summer BBQs with family and friends. The garden also benefits from two good-sized timber sheds, providing useful storage, along with convenient side gate access. On-street parking is available to the front and side of the house.

Agents Notes

Council Tax – B (West Suffolk) Mains water, gas, electricity and drainage Broadband: Ultrafast broadband available (source: Ofcom) Mobile Coverage: Service available from all providers (source: Ofcom)



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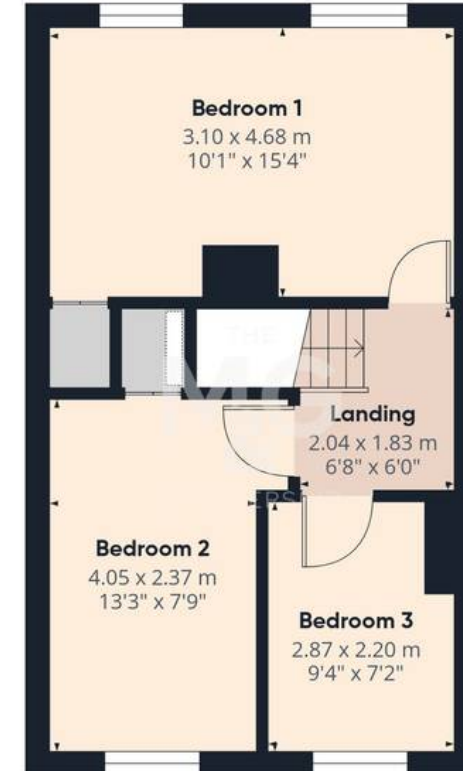
Shower/Utility Room
2.36 x 1.51 m
7'9" x 4'11"



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

106.8 m²

1150 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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mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

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