



## Shearing Street, Bury St. Edmunds, IP32 6FE

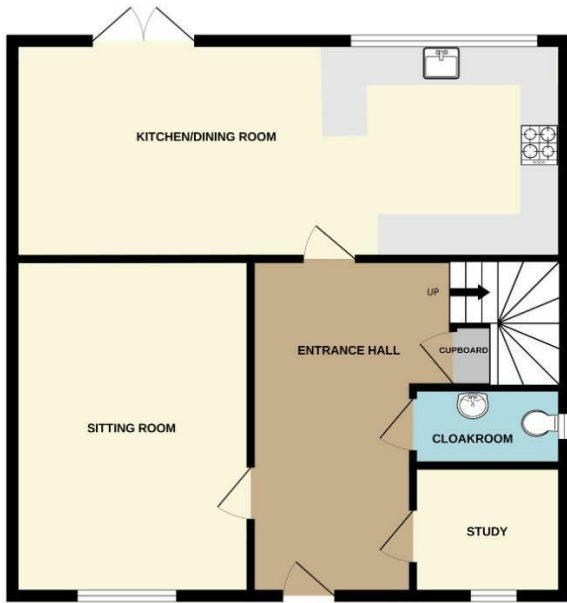
Rent - £2,150 PCM      Deposit - £2,480

A spacious detached house located in Marham Park on the outskirts of Bury St Edmunds offers an impressive 1,464 sq ft of well designed space. The accommodation comprises Entrance Hall, Cloakroom, Study, Cloaks Cupboard, Sitting Room, beautiful open plan Kitchen/Dining/Family Room. On the first floor there are four Double Bedrooms, En Suite Shower Room and Family Bathroom. Outside, the house benefits from driveway parking with a car port and a garage and an enclosed rear garden. The property has an EPC B rating with gas fired central heating and there is air conditioning in bedroom one and the kitchen/dining room/family room. In summary, this detached house is a fantastic opportunity for those looking for a modern, spacious property in a great area. With its thoughtful design and excellent features, it is sure to attract interest.

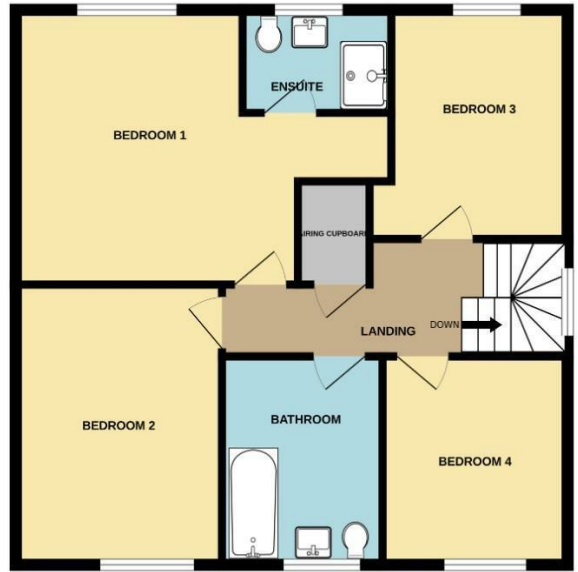
- MODERN DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- SITTING ROOM & STUDY
- FOUR DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- GREAT LINKS TO RAF BASES
- BEAUTIFUL OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- EN SUITE SHOWER, FAMILY BATHROOM, CLOAKROOM
- EPC RATING B
- FABULOUS AREA FOR FAMILIES



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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