JAMIE WARNER
ESTATE AGENTS

2 The Firs Rushbrooke Lane, Bury St. Edmunds, IP33 2SY

£160,000

- Two double bedrooms
- Open arch to dining room
- Block-paved driveway
- En-suite and main bathroom
- Fitted kitchen and utility
- Private lawned garden
- Bright dual-aspect sitting room
- Walk-in wardrobe
- Peaceful residential setting

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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2 The Firs Rushbrooke Lane, Bury St. Edmunds IP33 2SY

WELL-PRESENTED PARK HOME WITH DRIVEWAY AND PRIVATE GARDEN, OVER 55’s

This attractive two-bedroom park home enjoys a pleasant setting within a well-kept residential development. The property offers bright and well-arranged accommodation, including a sociable open-plan dining and sitting room, modern kitchen with adjoining utility, and a private lawned garden with generous parking to the front.

2 2 2

Council Tax Band: A

Ground Floor

Entrance Hall
A welcoming entrance hall with radiator and entrance door, giving access to:

Dining Room
2.97m (9'9") x 2.74m (9')
A bright and comfortable dining space with a window to the front and radiator. An open archway leads directly through to the sitting room, creating an easy, open-plan feel between the two rooms.

Sitting Room
5.86m (19'3") x 3.84m (12'7")
A generous and naturally light reception room featuring two box windows to the side and an additional front window. There are two radiators and a door through to the kitchen.

Kitchen
2.79m (9'2") x 2.75m (9')
Fitted with a matching range of base and eye-level units with round-edged worktops, a single drainer sink with mixer tap, integrated dishwasher, fitted electric oven and four-ring gas hob with pull-out extractor. A rear-facing window overlooks the garden, with a radiator and door leading to the utility room.

Utility Room
2.79m (9'2") x 1.55m (5'1")
A practical and well-planned utility space with matching units and round-edged worktops, integrated fridge/freezer and washing machine. Radiator, and door to:

Bedroom 1
2.79m (9'2") x 2.54m (8'4")
A comfortable double bedroom with a window to the rear, radiator, and door to:

Walk-in Wardrobe
A useful fitted space with radiator, leading to:

En-suite
Fitted with a three-piece suite comprising pedestal wash hand basin, tiled shower enclosure with power shower and folding glass screen, and low-level WC. Finished with tiled splashbacks, window to side and radiator.

Bedroom 2
2.85m (9'4") x 2.74m (9')
Window to the side and radiator.

Bathroom
Fitted with a three-piece suite including panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, window to front and radiator.

Outside
The home enjoys a well-maintained frontage with a wide block-paved driveway providing excellent off-road parking. This extends onto a further concrete pad which is currently used as a generous seating area, ideal for enjoying the sunshine or hosting outdoor meals.

A door from the utility room opens onto a stepped pathway that runs along the rear of the property, giving easy access to the garden. The garden itself is mainly laid to lawn and enclosed by mature hedging, offering a pleasant level of privacy and a low-maintenance outdoor space.

Resident Costs & Terms:

The property is sold with a Life License therefore we understand there is no lease. The pitch cost per month is £248 + £30 per month for water.

Special Notes

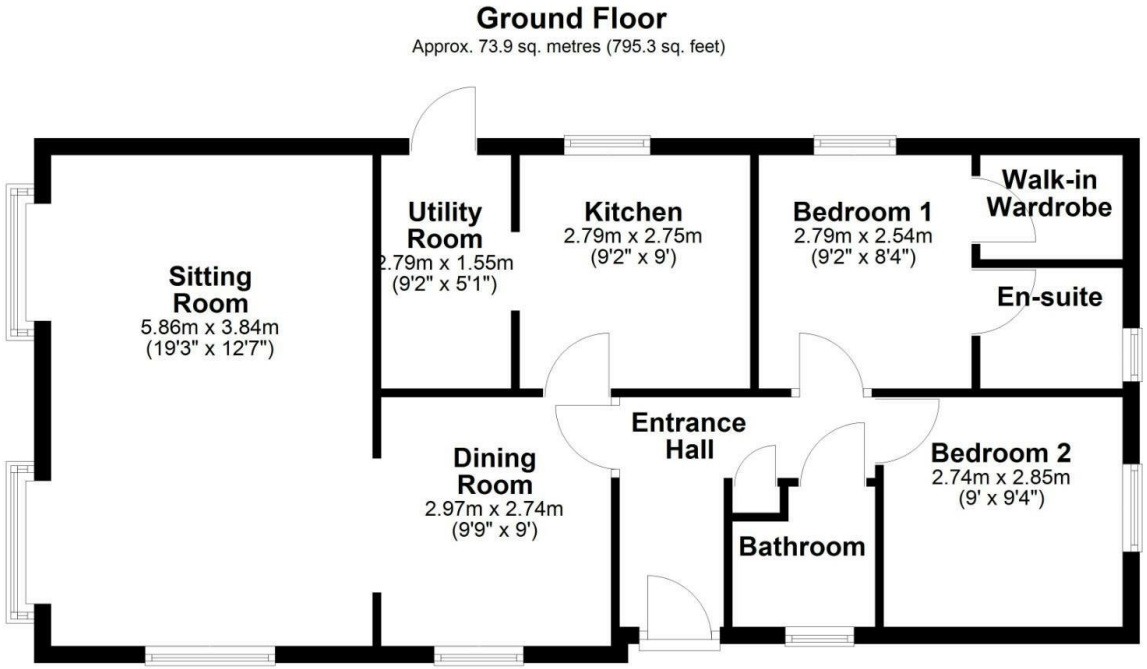
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

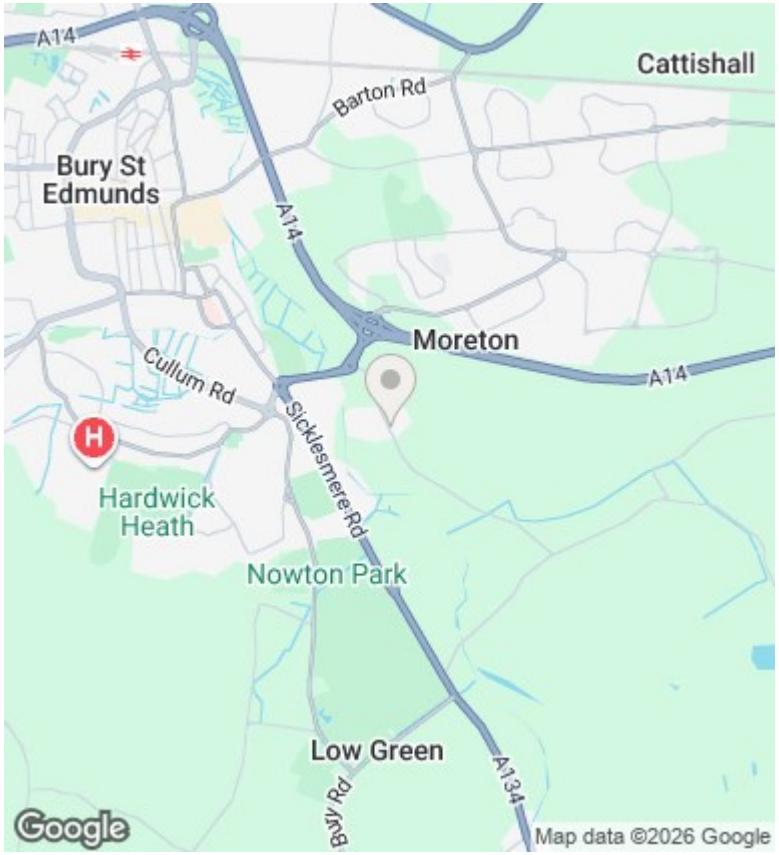
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

Viewings

By appointment with the agents.



Total area: approx. 73.9 sq. metres (795.3 sq. feet)

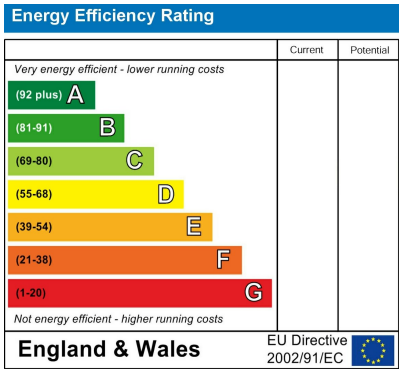


Directions

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band



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