

3 The Poplars - Asking Price £400,000

Beck Row Bury St. Edmunds IP28 8BW

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £400,000

The Property

A substantial four-bedroom detached family home, tucked away down a private road of only four properties, offering generous living accommodation, a double garage, excellent outside space and impressive long-term potential conveniently located for local amenities, schools and transport links.

The ground floor provides a spacious and versatile layout. The kitchen diner features a quality Woollards kitchen, creating a fantastic hub of the home, with all appliances included. There is also a separate utility room, ground floor W/C and a dedicated study, ideal for those working from home. The dining room offers excellent flexibility and could equally work as a playroom, snug or additional family space. The living room is a welcoming reception area, complete with a feature brick fireplace and gas fire, while the conservatory benefits from a solid roof, making it a practical room to enjoy throughout the year.

Upstairs, the main bedroom is a superb dual-aspect room with fitted wardrobes, a dressing area and an en-suite shower room. Bedrooms two and three are both generous doubles with fitted wardrobes, while bedroom four is fitted with units and a desk, making it ideal as a bedroom, study or hobby room. A family bathroom completes the first-floor accommodation.

Externally, the property continues to impress with a great-sized rear garden which is not overlooked from behind, offering a wonderful space for families and outdoor entertaining. To the front, there is driveway parking leading to a double garage with electric doors. The garage offers excellent potential for conversion, subject to the necessary consents, and could lend itself perfectly to an annexe, studio, gym or workspace.

A further benefit is the solar panel system, which currently provides a feed-in tariff of approximately £3,000 per year, offering a valuable ongoing return. This is a rare opportunity to purchase a spacious and versatile family home in a desirable private setting, a property with room to grow and enjoy for many years to come.

Agents Note

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Why the Vendors Love it!

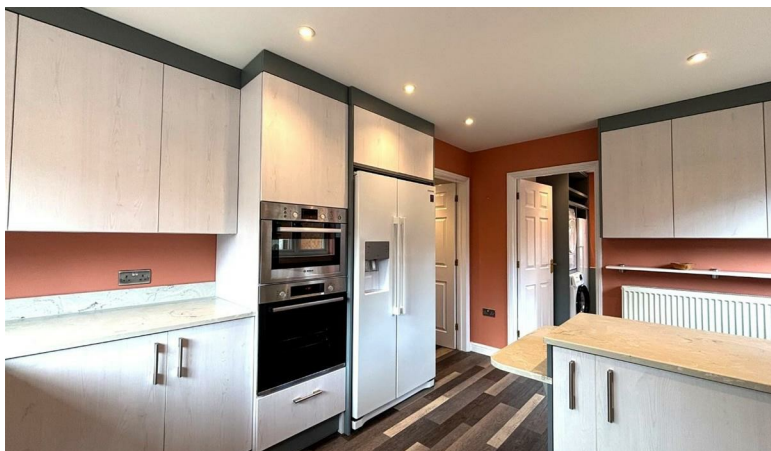
The quiet street, lovely neighbours and great schools nearby - what more could you ask for? After nearly 40 years, it's safe to say this has been a very happy family home. They've also added clever little touches throughout, because good storage is always a win!

Why We Love It!

Features

- **FOUR BEDROOM DETACHED FAMILY HOME**
- **PRIVATE ROAD SERVING ONLY FOUR HOUSES**
- **SPACIOUS KITCHEN DINER WITH WOOLLARDS KITCHEN**
- **MAIN BEDROOM WITH DRESSING AREA AND EN-SUITE**
- **SOLAR PANELS WITH APPROX. £3,000 FEED-IN TARIFF PER YEAR**
- **AIR SOURCE HEAT PUMP**
- **LARGE REAR GARDEN**
- **DOUBLE GARAGE WITH ELECTRIC DOORS**
- **DRIVEWAY PARKING**
- **YOUR FOREVER HOME**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

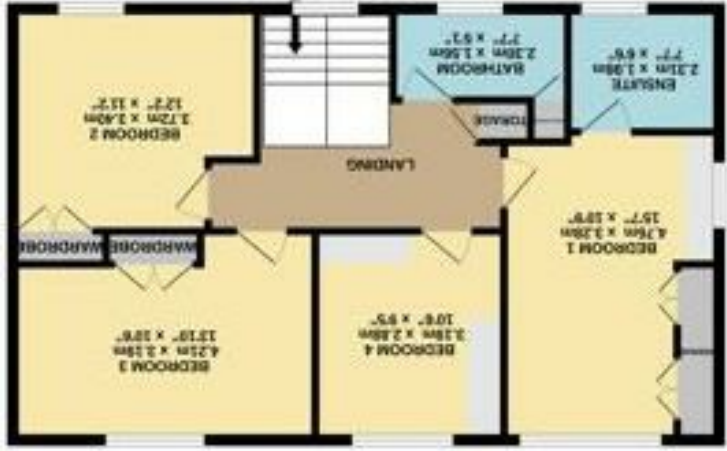
Energy Efficiency Rating	
Climate	Domestic
EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (31-44)	
G (1-30)	
Not energy efficient - higher running costs	
England & Wales	

Ground floor plans have been made to ensure the accuracy of the layout of the property. Measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors. The plans are 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 is made as to their operation or whether they can be given.

TOTAL FLOOR AREA: 148.8 sq.m. (1593 sq.ft.) approx.



GROUND FLOOR
 88.5 sq.m. (953 sq.ft.) approx.



1ST FLOOR
 70.9 sq.m. (763 sq.ft.) approx.



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