



Jackson & Co



## Windell Drive

Bury St. Edmunds, IP32 6TY

Offers In Excess Of £399,995

Detached four-bedroom home featuring a spacious and well-equipped kitchen/dining room with doors onto the rear garden, separate utility cupboard with space for washing machine and dryer, master bedroom with en suite, bathroom with both shower and bath plus a driveway for 2 vehicles and a garage.



# Property Features

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- Four-bedroom detached family home
- Spacious kitchen/dining room
- Family bathroom with bath & separate shower
- Parking for 2 vehicles and garage
- Quiet no through road, overlooking green area and path
- Ensuite and built in wardrobes to master bedroom
- Conveniently located for access to the A14
- Set on the popular Marham Park development
- Gas central heating & UPVC double glazed
- High specification kitchen with built in appliances

The first floor comprises four bedrooms, the master bedroom complete with its own en suite bathroom and built in wardrobe space, the remaining bedrooms are served by a family bathroom which benefits from a separate bath and shower unit.

The rear garden features a patio area and a well-maintained lawn, bordered by panelled fencing and brick walls. – The current owners have added two external plug points. There is access to the side parking and garage which benefits from added electrics (lighting and plug points), while a small garden to the front which has been recently landscaped, boasting stylish and low maintenance artificial grass.

Tenure: Freehold

Local Authority: West Suffolk

Council Tax Band: E

Services: Mains Water, Gas & Electric

Estate management charge - £200 PA

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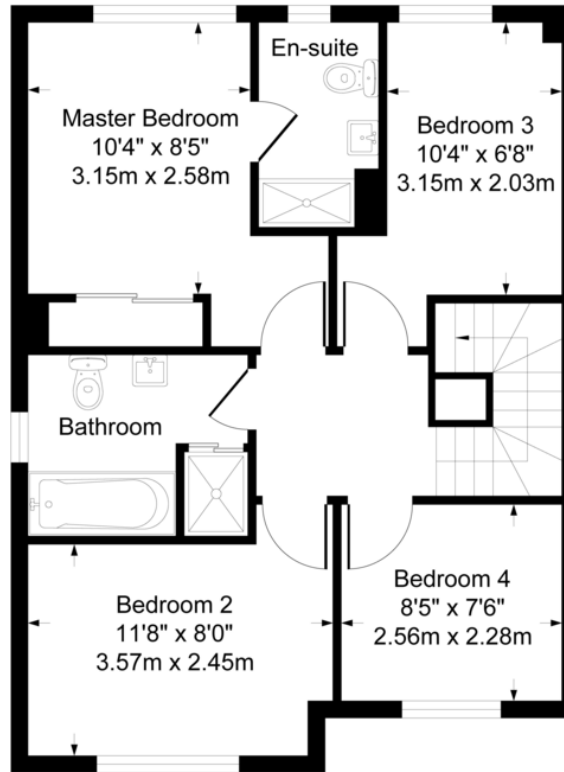
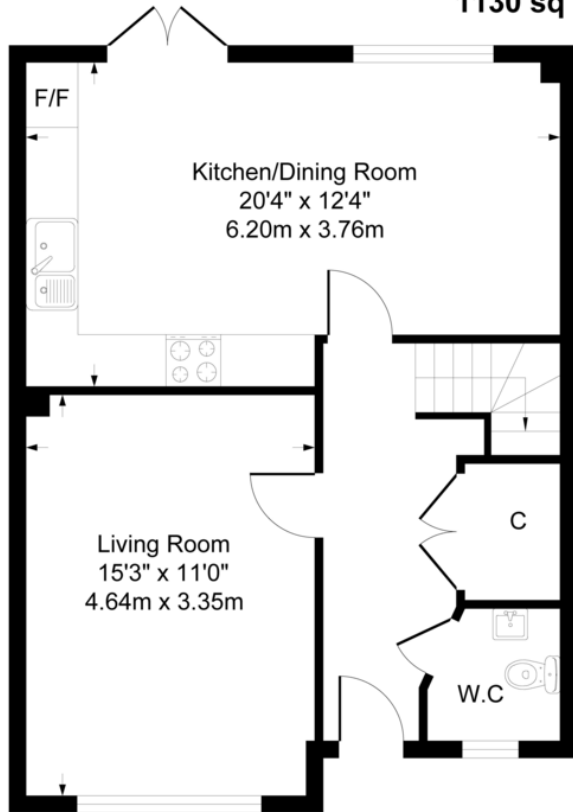
## FULL DESCRIPTION

As you enter to you are greeted by a spacious entrance hall where you have direct access into WC, off the entrance hall there is the utility cupboard with plumbing for washing machine and space for tumble dryer, this is also home to the boiler and has ample space for storage, opposite is the living room which is a good size and benefits from a front aspect with large window which allows the room to be flooded with natural light. To the rear of the property is the kitchen/dining room complete with built-in appliances (Oven, hob and extractor over, integrated dishwasher and fridge/freezer). There are double patio doors that lead to the rear garden.





**Approximate Gross Internal Area  
1130 sq ft - 105 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	<b>A</b>		93 <b>A</b>
81-91	<b>B</b>	83 <b>B</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>		

Jackson & Co Bury St  
Edmunds

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