

**NEWMARKET ROAD
BURY ST EDMUNDS, IP33 3HA
FOR SALE**

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- WELL PRESENTED
- WOODBURNER
- GENEROUS GARDEN
- OFF-ROAD PARKING
- CLOSE TO TOWN CENTRE
- PARKING AND GARAGE



PRICE
£500,000



GD Estates are delighted to bring to the market this attractive and well-maintained four-bedroom detached family home, tucked away in a set-back position just outside the heart of the historic market town of Bury St Edmunds.

Offering generous and versatile living space, the property provides four well-proportioned bedrooms, a spacious kitchen/breakfast room, comfortable living room, separate dining room, utility room, family bathroom, cloakroom, and an integral garage. Outside, the home enjoys a substantial rear garden, along with off-road parking for multiple vehicles.



LOCATION:

The property occupies an enviable position just outside the centre of Bury St Edmunds, set back from the road along a private no-through lane off Newmarket Road.

Bury St Edmunds is a popular historic market town, renowned for its wide range of educational, recreational and cultural attractions including the Abbey Gardens, the Arc Shopping Centre and Theatre Royal.

For commuters, the town's railway station provides direct links to London Liverpool Street, while the nearby A14 offers easy access to Ipswich, Cambridge and London via the M11, making the area an excellent choice for those needing to travel further afield.

ENTRANCE HALLWAY:

Entry to the property is via a wooden front door leading into a spacious and welcoming entrance hall. This generous space provides access to the principal ground floor accommodation and features stairs rising to the first floor, a useful understairs storage cupboard, one radiator, and two windows to the front aspect allowing for plenty of natural light.

LIVING ROOM

14' 2" x 12' 6" (4.32m x 3.81m):

Light and airy living room featuring a wood-burning stove, a uPVC bay window to the front aspect providing ample natural light, and one radiator.

KITCHEN/BREAKFAST ROOM

17' 6" x 7' 11" (5.33M x 2.41M):

The kitchen is fitted with a range of wall-mounted and under-counter cabinets beneath marble-effect worktops with complementary tiled splashbacks. There is an inset ceramic one-and-a-half bowl sink with drainer and mixer tap, integrated gas hob, electric oven and grill, space and plumbing for a dishwasher, and space for a fridge-freezer. Further benefits include a breakfast bar, underfloor heating, and uPVC windows to the side and rear aspects. The adjoining breakfast area provides ample space for a table and chairs and opens through to the utility room via an archway and has one wall mounted radiator.

DINING ROOM

12' 6" x 12' 3" (3.81m x 3.73m):

Spacious dining room featuring uPVC patio doors opening onto the rear garden, two uPVC windows to the rear aspect, and an obscure uPVC window to the side aspect. Further benefits include a feature fireplace and one radiator.

CLOAKROOM:

Featuring a low-level WC, wall-mounted wash hand basin, obscure uPVC window to the side aspect, and one radiator.



UTILITY ROOM

10' 6" x 5' 3" (3.2m x 1.6m):

Featuring a range of wall-mounted and under-counter cabinets beneath marble-effect worktops with complementary tiled splashbacks. There is an inset stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, and a wall-mounted combination boiler. Further benefits include a loft hatch and a uPVC part-glazed door providing access to the rear garden.

LANDING:

Split Level Landing providing access to all first floor accommodation. uPVC window to rear aspect and loft hatch.

BEDROOM 1

14' 11" x 11' 0" (4.55m x 3.35m):

Spacious double bedroom featuring a uPVC bay window to the front aspect, allowing for plenty of natural light, and one radiator.

BEDROOM 2

12' 5" x 12' 4" (3.78m x 3.76m):

Second double bedroom benefiting from access to three built-in wardrobes, a uPVC window to the rear aspect, and one radiator.

BEDROOM 3

12' 10" x 7' 7" (3.91m x 2.31m):

Third double bedroom with uPVC window to front aspect and one radiator.

BEDROOM 4

8' 10" x 7' 11" (2.69m x 2.41m):

Featuring a uPVC bay window to the front aspect, useful overstairs storage, and one radiator.

FAMILY BATHROOM

8' 1" x 6' 6" (2.46m x 1.98m):

Featuring a three-piece white suite comprising a panelled bath with electric shower and screen over, low-level WC, and pedestal wash hand basin. Further benefits include a storage cupboard, radiator, heated towel rail, and obscure uPVC window to the side aspect.

EXTERNALLY:

Externally, the property benefits from a generous rear garden, predominantly laid to lawn and complemented by a patio area, garden shed, wood store, and gated side access leading to the front of the property.

To the front, there is access to the integral garage via an up-and-over door and a driveway providing off-road parking for one vehicle. In addition, the property owns a further area of land opposite the house which provides additional parking.

TENURE:

The property is FREEHOLD, and will be sold with vacant possession.

SERVICES:

The property offers mains water, drainage, electricity and gas. Gas fired central heating.





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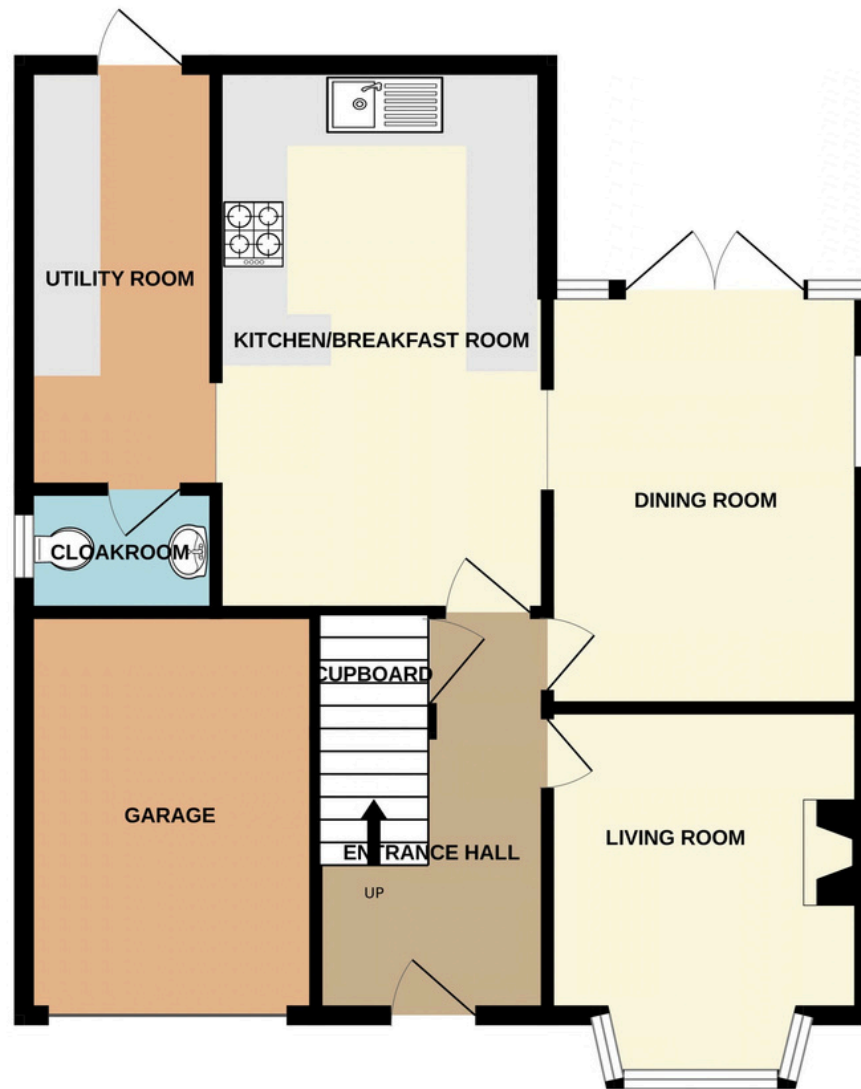
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GROUND FLOOR



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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