



## FRENESI CRESCENT, BURY ST. EDMUNDS IP32 7PP

£375,000  
FREEHOLD

This beautifully designed four-bedroom home features stylish touches throughout, including luxury flooring. It boasts a welcoming entrance hall and a convenient, modern ground-floor shower room. The well-proportioned sitting room flows into the open-plan kitchen and dining area, complete with French doors opening to a south-facing enclosed rear garden. Upstairs, you'll find four good-sized bedrooms and a contemporary family bathroom. Additional benefits include driveway parking and a well-kept rear garden. Located close to a range of local amenities and excellent transport links, this property offers both comfort and convenience. Viewing is highly recommended to fully appreciate all it has to offer.

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# FRENESI CRESCENT

- Beautifully Presented Semi-Detached 4 Bedroom Home
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Four Good Size Bedroom
- Stylish Groundfloor Shower Room
- Driveway For Off Road Parking
- Enclosed South Facing Garden
- Close To Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with built in storage and shelving. Stairs to first floor. Window to side and front. Wall mounted radiator.

## Shower Room

Stylish suite with fitted vanity unit housing inset sink and WC, Ceramic wood effect tiles in shower cubicle with a rainfall shower head over. Heated towel rail.

## Sitting Room

Well-proportioned room with wall panelling. Window to rear. Opens to the kitchen/dining room. Radiator.

## Kitchen/Dining Room

Stylish kitchen with a wide range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Integrated appliances include a dishwasher, eye level electric oven, induction hob and extractor hood over. Space for a full American style fridge freezer and washing machine. Window to front. Ample space for a dining table. French doors opening directly to the rear garden. Radiator.

## Landing

Loft access and storage cupboard.

## Bedroom 1

Double room with window to front. Radiator.

## Bedroom 2

Double room with built in wardrobe. Window to rear. Radiator.

## Bedroom 3

Double room with storage cupboard. Window to front. Radiator.

## Bedroom 4

Window to rear. Radiator.

## Bathroom

Contemporary suite, WC and pedestal wash basin and bath with rainfall shower head, handheld shower and screen. Window to side. Heated towel rail.

## Outside

### Front Garden

Gravel driveway to the side and gated access to the rear garden.

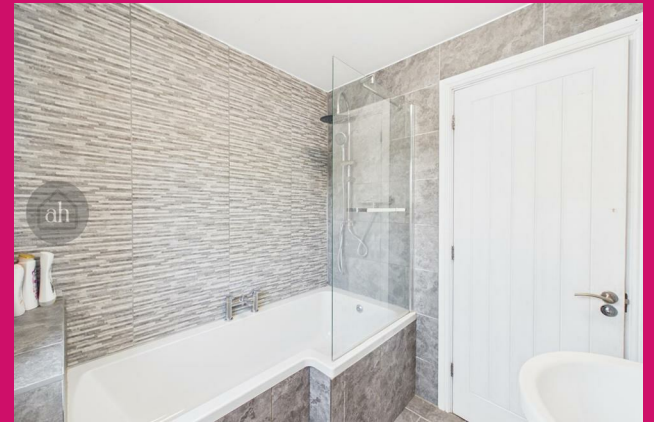
### Rear Garden

Fully enclosed gated gravel area with a gate leading into the south-facing rear garden. The garden features a paved patio seating area and an artificial lawn bordered by decorative stone. There's also a second paved patio with a pergola, all enclosed by fencing and surrounded by trees for added privacy.

### Disclaimer

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Approximate total area<sup>(1)</sup>  
1011 ft<sup>2</sup>  
94 m<sup>2</sup>

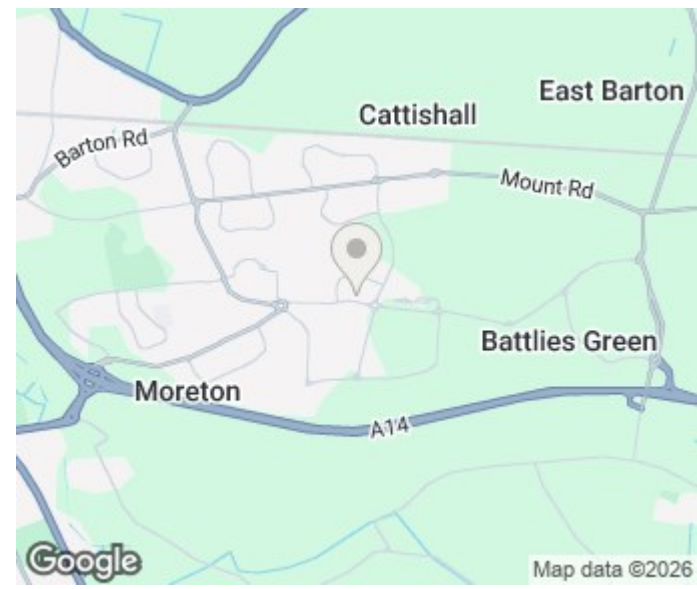
Reduced headroom  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

**EPC Rating: Council Tax Band: C**

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