



15 Woodside Close, Bury St. Edmunds

Guide Price £389,950



THE
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PARTNERSHIP

15 Woodside Close

Bury St. Edmunds

- Substantially extended link detached house
- Occupying a superb cul-de-sac setting
- Cloakroom, large kitchen/diner family room
- Sitting room with wood burner, dining room
- 3 double bedrooms, bathroom, shower
- Enclosed corner plot gardens, parking
- Gas central heating, uPVC sealed unit glazing

An attractively presented link-detached house, occupying a superb cul-de-sac setting within easy reach of West Suffolk Hospital, Hardwick Heath and Nowton Park.

Substantially extended, including a garage conversion and two-storey rear extension, the property offers far more space than first appearances suggest. The accommodation includes an entrance hall with cloakroom, comfortable sitting room with wood burner and doors to the garden, separate dining room and an impressive kitchen/dining/family room with extensive fitted units, integrated appliances and central island with breakfast bar seating.

Upstairs are three double bedrooms, including a main bedroom with fitted wardrobes, together with a stylish family bathroom and separate shower. Outside, there is driveway parking, attractive front planting and a private rear garden with patio, shed and rear gate.



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Entrance Hall

Cloakroom

5' 0" x 2' 6" (1.52m x 0.76m)

Kitchen

10' 5" x 8' 6" (3.17m x 2.58m)

The expansive kitchen/diner/family room which features an extensive range of fitted units and integrated appliances including fridge, freezer, dishwasher, washing machine, electric oven, and gas hob. A kitchen island offers extra worktop space and room for bar stools, providing the perfect space for entertaining.

Diner/Family Room

16' 9" x 14' 9" (5.11m x 4.50m)

Dining Room

17' 6" x 7' 9" (5.34m x 2.36m)

Sitting Room

14' 7" x 11' 10" (4.44m x 3.61m)

A very comfortable sitting room, with wood burner, and doors opening into the garden.

Landing

15' 4" x 2' 10" (4.67m x 0.86m)

Shower Room

Bedroom 1

14' 8" x 11' 11" (4.46m x 3.64m)

A spacious dual aspect room with fitted wardrobes

Bedroom 2

13' 1" x 10' 5" (3.99m x 3.17m)

A stylish double bedroom overlooking the gardens



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Bedroom 3

10' 4" x 9' 11" (3.14m x 3.02m)

Another good sized double bedroom

Bathroom

6' 8" x 5' 11" (2.04m x 1.80m)

Outside

Outside, a front driveway offers parking, with the remainder of the front gardens being attractively planted with flowering shrubs.

A side access leads to a private rear garden with patio, shed, and gate to the rear.

Agents note: The property has a gas-fired combination boiler which is approximately 6 years old and is located in the part boarded loft which has a ladder.

COUNCIL TAX - BAND C (West Suffolk)

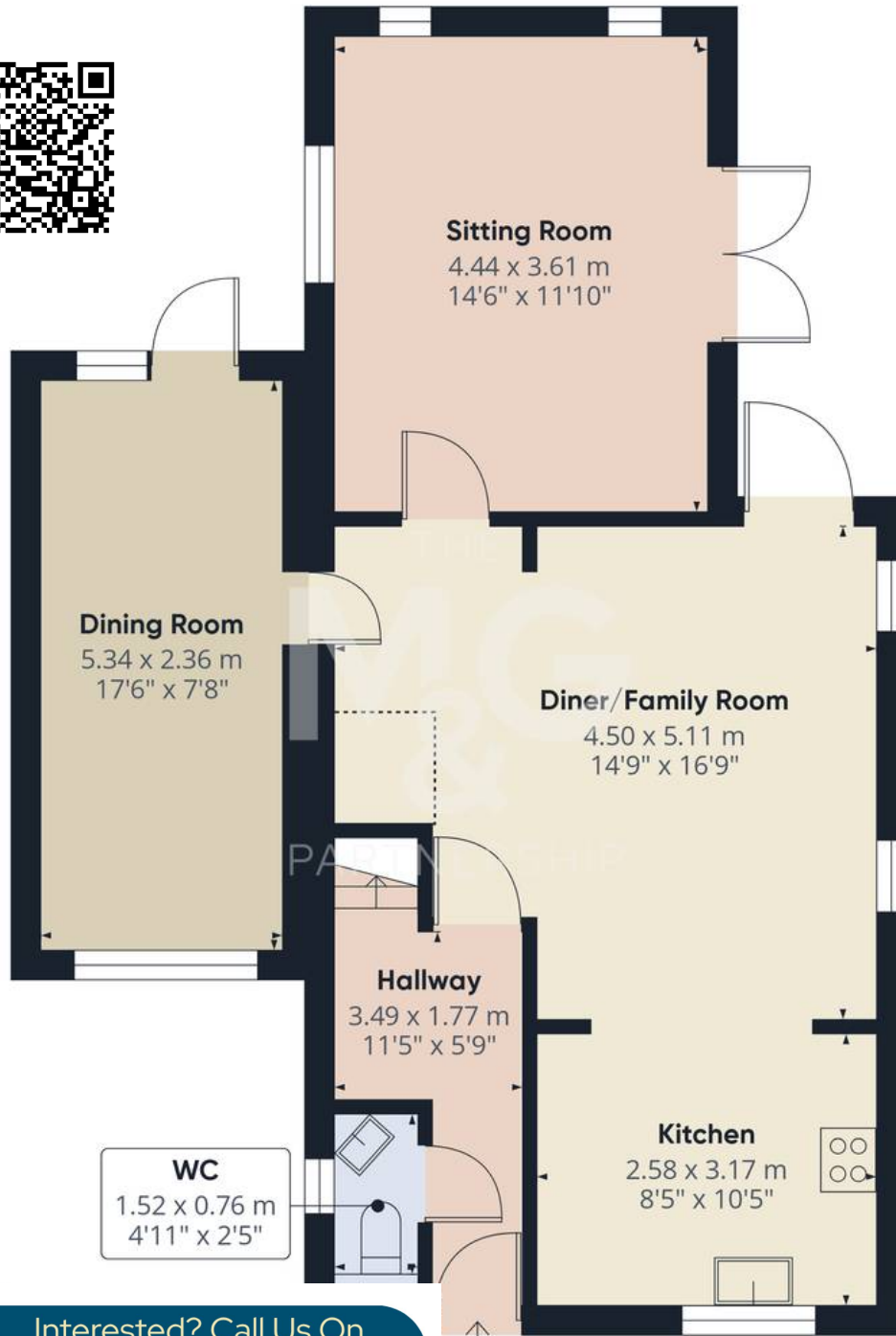
ENERGY PERFORMANCE RATING - C

SERVICES - All main services are connected

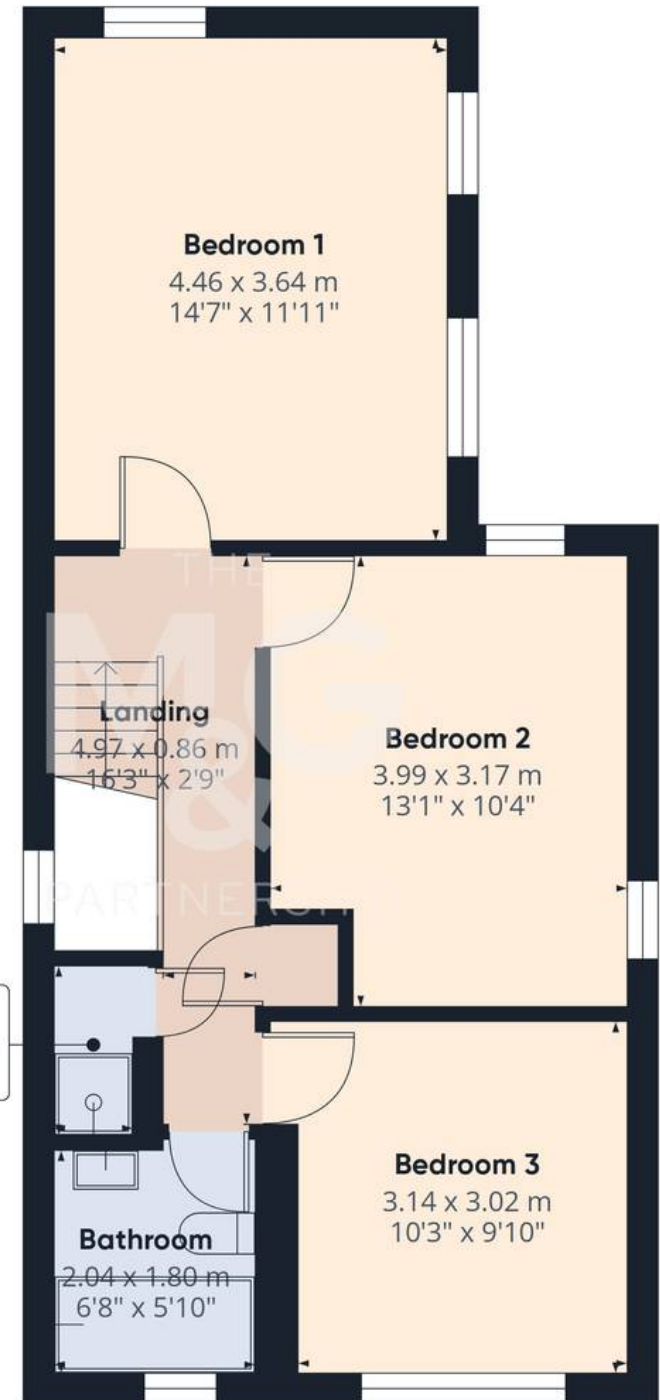
BROADBAND - Ultrafast is available. MOBILE - All providers are likely outdoors



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Floor 0



Floor 1



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