



Weston Drive

Bury St Edmunds, Suffolk, IP32 6TX

Offers In Excess Of £260,000

Situated on the sought-after and modern Marham Park development, this attractive two-bedroom terraced home on Weston Drive offers well-presented accommodation, thoughtfully arranged across two floors. The property features a spacious living room, a kitchen/dining room with useful utility space, two well-proportioned bedrooms and two bathrooms, including an en-suite to the principal bedroom. Outside, the enclosed rear garden provides a lovely space to relax and entertain, while two allocated parking spaces add everyday convenience. An excellent opportunity for first-time buyers, professionals or those looking to downsize.



Property Features

- Modern two-bedroom terraced home on the popular Marham Park development
- Spacious front-aspect living room
- Contemporary kitchen/dining room with patio doors to the garden
- Two good-sized bedrooms
- Family bathroom with bath and shower over
- Enclosed rear garden with patio and lawn
- Two allocated parking spaces
- Convenient access to leisure facilities and access for A14
- uPVC double glazing & Gas central heating

FULL DESCRIPTION

Marham Park is a popular residential development offering convenient access to the amenities of Bury St Edmunds. The property is also well placed for access to the A14, making it a practical choice for commuters travelling to surrounding towns/City's and further afield.

The ground floor accommodation begins with an entrance hall leading into the spacious front-aspect living room, which benefits from a useful understairs storage cupboard. From here, access leads through to the kitchen/dining room, providing a practical and sociable space for everyday living and entertaining. The kitchen is fitted with a range of wall and base units, an inset sink with drainer, a built-in oven, gas hob

and extractor hood, alongside space for a dishwasher and fridge/freezer. Patio doors open directly onto the rear garden, allowing natural light into the dining area. An adjoining utility space houses the boiler and provides space for a washing machine, with a separate ground-floor WC completing the accommodation.

The first-floor landing provides access to both bedrooms and the family bathroom. The front-aspect bedroom enjoys a double-window aspect and offers a good-sized sleeping space. The rear-aspect principal bedroom benefits from a built-in wardrobe and its own en-suite shower room, creating a comfortable and practical main bedroom suite. The family bathroom is fitted with a bath with shower over, WC and wash hand basin, providing convenient facilities for the household and guests.

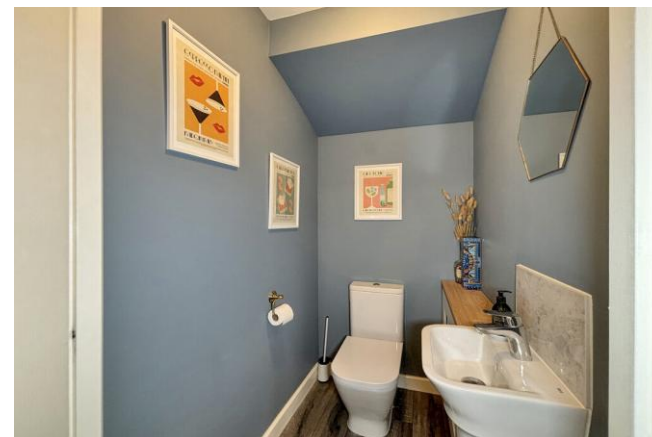
To the rear, the property enjoys a pleasant garden, offering an appealing outdoor space to make the most of the sunshine. The garden is mainly laid to lawn, with a patio area ideal for outdoor dining and seating. A pathway leads towards the parking area, while panelled fencing encloses the garden to provide a degree of privacy. A garden shed offers additional storage for outdoor equipment. The property further benefits from two allocated parking spaces.

Tenure: Freehold

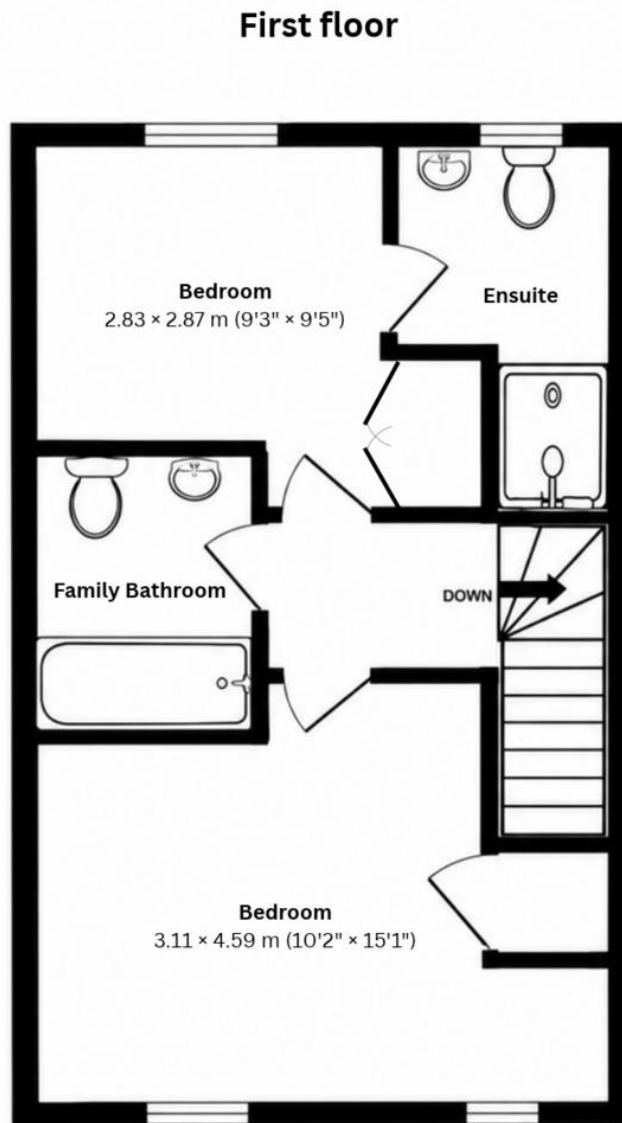
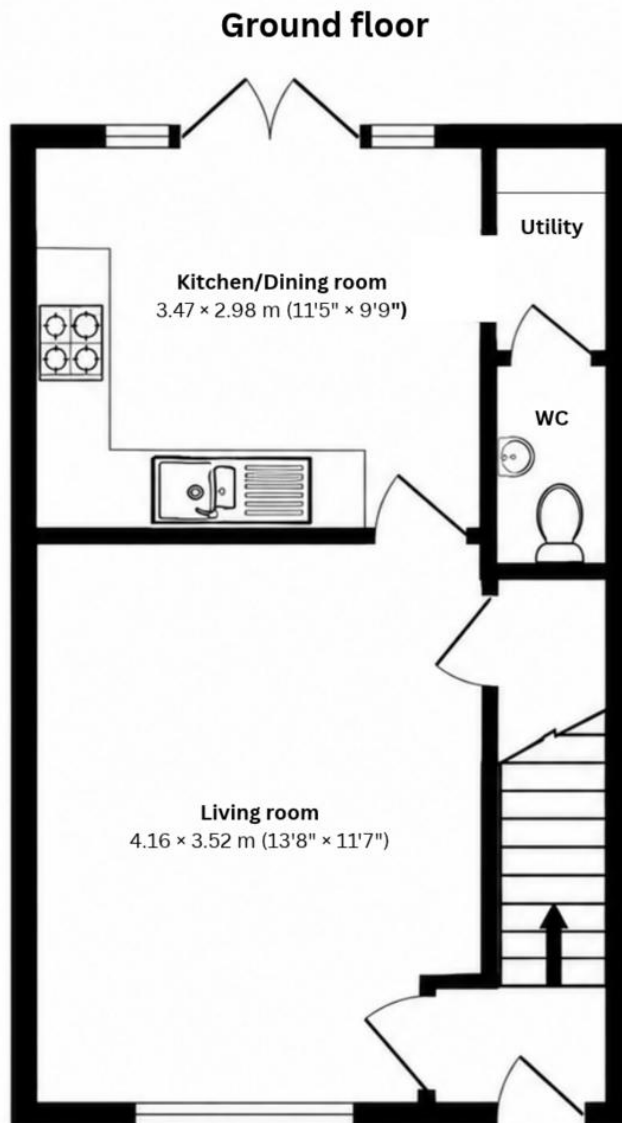
Council Tax: Band B – West Suffolk

Services: Mains Gas, Water & Electric

Estate management charge: circa £100 pa







Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		