

FOR SALE



Park Road, Bury St Edmunds IP33 3QW

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £400,000 Freehold


MARTIN&CO



- Chain Free
- Three Bedrooms
- Cloakroom
- Kitchen Breakfast Room
- Gas Fired Central Heating
- Established South Facing Garden
- Driveway & Garage

Step into the charm and character of this 1930s 3-bedroom semi-detached home, perfectly situated on a highly sought-after road on the western side of Bury St Edmunds. This delightful property stands out with its period features and superb location, offering a unique blend of elegance and modern comfort.

The spacious kitchen breakfast room is ideal for morning gatherings, while the open-plan living and dining area provides a versatile space for entertaining and everyday living. Large windows fill the rooms with natural light, highlighting the home's inviting atmosphere. The house also boasts a generous driveway and garage, providing ample parking and storage options.

What truly sets this property apart is its expansive, established garden. Imagine relaxing afternoons or weekend barbecues in this beautifully maintained outdoor space, offering endless possibilities for gardening enthusiasts or families seeking a private retreat. Enjoy the tranquillity of a mature garden, perfect for creating your own haven, while still being close to the heart of Bury St Edmunds.

Don't miss your chance to own a piece of 1930s charm in one of Bury St Edmunds' most desirable areas. Contact us today to arrange a viewing and see why this exceptional home is perfect for you!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



OPEN PORCH Part glazed door to

ENTRANCE HALL Exposed floor boards, radiator, under stairs storage cupboard

SITTING ROOM 13' 08" x 12' 00" (4.17m x 3.66m) Bay window to front, open fireplace with cupboard and shelves over

OPEN TO - DINING ROOM 13' 8" x 11' 00" (4.17m x 3.35m) Bay window to rear, glazed door to garden, radiator, period cupboard with shelves over

KITCHEN 13' 06" x 10' 01" (4.11m x 3.07m) (plus recess)

Range of wall mounted units, work surface with units under, tiled splash back. six-ring gas range cooker with stainless steel extractor over, stainless steel inset drainer, mixer tap over, cupboard under, integrated dishwasher, window to rear, window to side, ceiling spot lights

LOBBY AREA WITH SHELVES LEADING TO

CLOAKROOM Low level W.C., Wash hand basin, window to side, radiator, extractor fan

PART GLAZED SIDE DOOR TO:

SIDE LOBBY 13' 05" x 3' 0" (4.09m x 0.91m)

PART GLAZED DOOR TO GARDEN - DOOR TO GARAGE

FIRST FLOOR LANDING Window to side

BEDROOM 1 14' 00" x 11' (4.27m x 3.35m) into bay - Bay window to front, feature Victorian style fireplace, radiator

BEDROOM 2 13' 04" x 11' (4.06m x 3.35m) (Max) bay window to rear, double wardrobe, radiator



BEDROOM 3 7' 00" x 8' 00" (2.13m x 2.44m) window to front, picture rail, radiator

FAMILY BATHROOM 7' 01" x 8' 03" (2.16m x 2.51m) window to side, pedestal wash hand basin, panel bath with telephone style shower attachment and further shower over, low level WC. radiator, 2 windows to side, loft access

OUTSIDE - Driveway parking to the front, enclosed by hedging

GARAGE 13' 05" x 16' 00" (4.09m x 4.88m) Double doors to front, plumbing for automatic washing machine, wall mounted gas boiler for domestic central heating and hot water, stainless steel inset drainer with mixer tap over and cupboard under

REAR GARDEN South facing, laid predominantly to lawn, with patio area, established borders, apple tree, outside garden tap

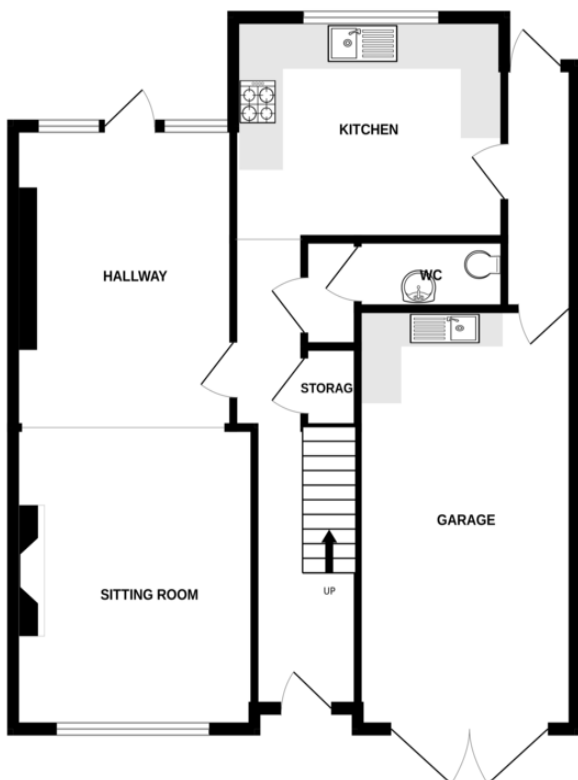
ADDITIONAL INFORMATION: Council Tax Band: D
Local Authority: West Suffolk Council
Mains electricity, gas, water and drainage connected
Vacant Possession upon completion

ENERGY PERFORMANCE RATING D: A full copy of the report available upon request

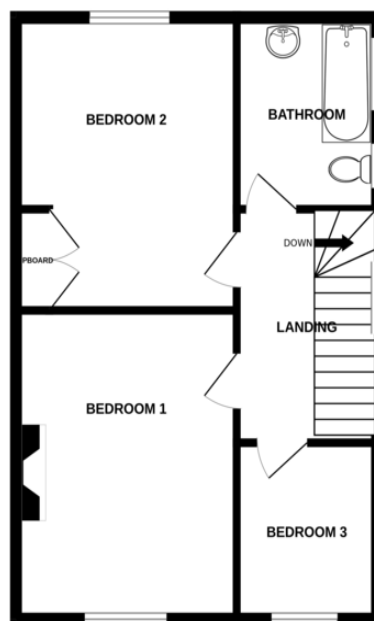
VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing

LOCATION: Bury St Edmunds is an attractive medieval market town, with a desirable range of educational and cultural amenities, including the Cathedral, and an array of other denominational churches, Theatre Royal, Abbey Gardens, cinemas, rail station, shops and schools. Stansted Airport and London are access via A11 trunk road and there is easy access to the East Coast and local towns of Cambridge and Ipswich.

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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Martin & Co Bury St Edmunds

28 Angel Hill • Bury St Edmunds • IP33 1UZ
T: 01284 701511 • E: burystedmunds@martinco.com

01284 701511

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

