

**FOR SALE**



**34 Caie Walk, Bury St Edmunds, IP33 2NZ**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**Offers In The Region Of £280,000 FREEHOLD**

  
**MARTIN&CO**



- 3 Bedrooms
- Cloakroom
- Kitchen Diner
- 2 Reception Rooms
- 2 Parking Spaces
- Close To Hospital & Hardwick Heath
- Enclosed Gardens
- Gas Fired Central Heating

Step inside to find a spacious and well-designed interior featuring a stunning kitchen-diner, perfect for hosting family meals or entertaining guests. The versatile playroom/study provides flexibility for working from home or creating a fun space for the little ones. A convenient downstairs cloakroom adds practicality, while two designated parking spaces ensure stress-free parking.

Located close to the hospital and the peaceful Hardwick Heath, this home offers the perfect balance of vibrant town living and access to nature.

#### PORCH, WITH DOOR TO ENTRANCE HALL

**ENTRANCE HALL:** New oak staircase, leading to first floor, radiator.

**CLOAKROOM:** Low level WC, wash hand basin, tiled splashback, cupboard housing wall mounted gas boiler.

**SITTING ROOM:** 13' 07" x 11' 06" (4.14m x 3.51m) Window to rear, radiator, TV point, engineered oak flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**KITCHEN/DINING ROOM:** 17' 09" x 13' 00" (5.41m x 3.96m) Window to front, and window to rear, single white enamel sink drainer unit, cupboard under, 5-ring gas hob with hotplate and electric oven under, wall mounted units, granite work surfaces with units under, plumbing for automatic dishwasher, ceiling spotlights, wine rack, part glazed door to garden, underfloor heating.

#### OPEN TO

**PLAYROOM:** 12' 00" x 10' 08" (3.66m x 3.25m) Window to rear, Ceramic tiled floor, 2 Velux windows to rear, and door to garden, underfloor heating.

**FIRST FLOOR LANDING:** Window to front, wood laminate flooring, loft hatch, cupboard housing insulated hot water tank, wardrobe space.

**BEDROOM:** 16' 00" x 8' 09" (4.88m x 2.67m) plus door recess, TV point, window to rear, engineered wood flooring, radiator

**BEDROOM:** 11' 07" x 10' 08" (0.18m x 3.25m) Window to rear, ceiling spotlights, radiator. Engineered wood flooring.

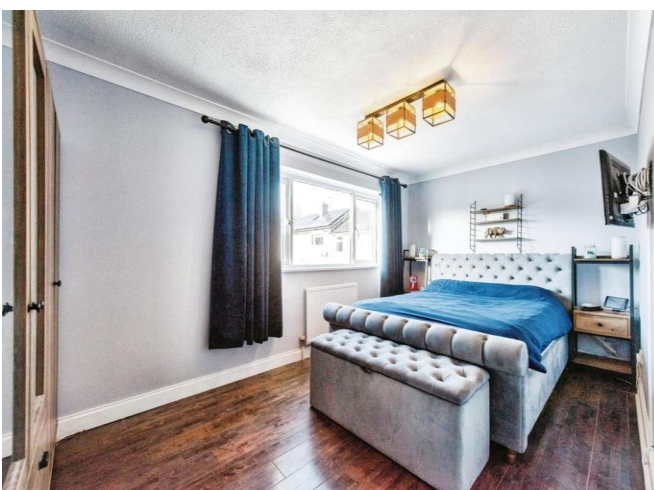
**BEDROOM:** 7' 08" x 9' 00" (2.34m x 2.74m) Window to front, engineered wood flooring, radiator.

**FAMILY BATHROOM:** Egg shaped bath with rain shower over and shower attachment, low level WC, pedestal wash hand basin, tiled splashback, stainless steel heated towel rail, shaver socket point, ceramic tile flooring.

**FRONT GARDEN:** Enclosed by fencing and trellis, with lawned area and shed.

**REAR GARDEN:** Lawned and gravel areas, brick shed, gate to rear, 2 carparking spaces. The rear garden also features -

**GARDEN WORKING FROM HOME SPACE:** 7' 06" x 5' 07" (2.29m x 1.7m) Ideal working from home space, insulated and with power and light connected. Window to front, glazed door to garden. (Subject to separate negotiation).



**ADDITIONAL INFORMATION:** Council Tax Band: C

Local Authority: West Suffolk Council

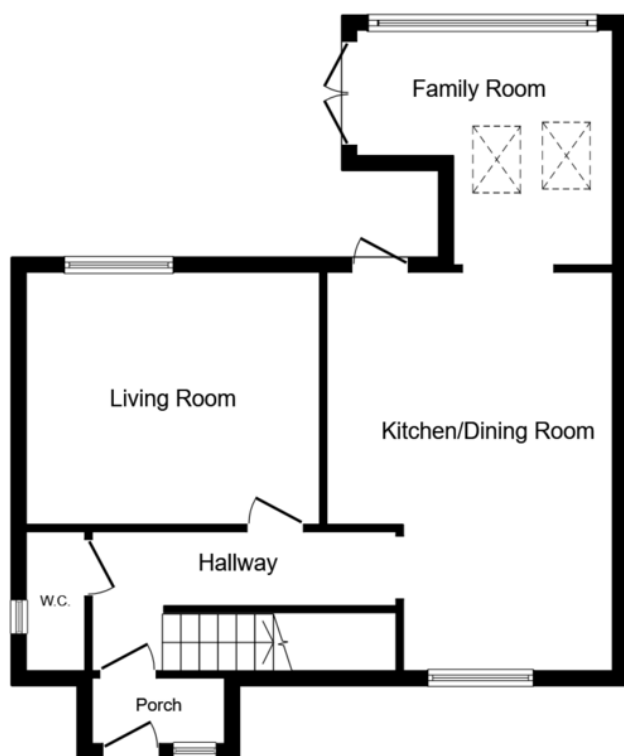
Mains water, drains, gas and electricity connected (not tested)

Vacant Possession upon Completion

**ENERGY PERFORMANCE CERTIFICATE C:** A full copy of the report is available upon request.

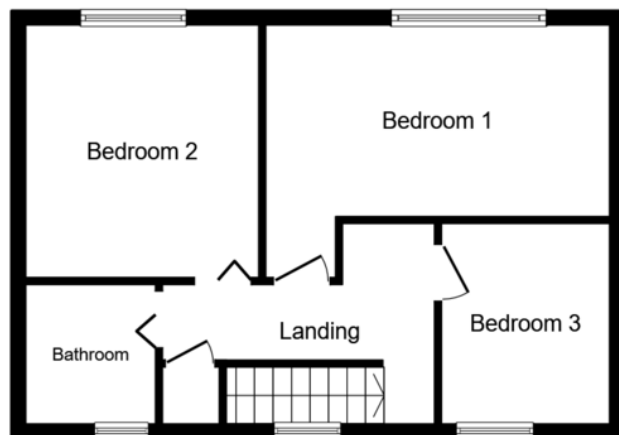
**VIEWING ARRANGEMENTS:** Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.

**LOCATION:** Bury St Edmunds is an attractive, vibrant medieval market town, with a desirable range of educational and cultural amenities, including the Cathedral, Theatre Royal, Abbey Gardens, cinemas, rail station, shops and independent restaurants. Stansted Airport and London are accessed via A14/A11 offering main routes to the East Coast and local towns of Cambridge, Norwich and Ipswich.



**Ground Floor**

Floor area 58.3 m<sup>2</sup> (628 sq.ft.)



**First Floor**

Floor area 46.2 m<sup>2</sup> (497 sq.ft.)

**TOTAL:** 104.5 m<sup>2</sup> (1,125 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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**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, in or for 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.

