

**FOR SALE**



**Gedge Close, Bury St Edmunds IP33 2HD**

**3 Bedrooms, 2 Bathroom Semi Detached House**

**Offers In Excess Of £325,000 FREEHOLD**

  
**MARTIN&CO**



- 3 Bedrooms
- Cloakroom & Utility
- Wood Burner
- Private Garden
- 3 Reception Rooms
- Parking
- Convenient For Town & Hospital
- Contemporary & Stylish

Space for EPC (previous one expired)

Discover this beautifully extended 3-bedroom semi-detached home on the sought-after west side of Bury St Edmunds, offering stylish and versatile living spaces perfect for modern family life. Step inside to find two open-plan reception rooms, one featuring a charming wood burner with views of the garden-ideal for cozy nights in. The converted garage has been transformed into a practical utility room, a convenient cloakroom, and a snug, creating additional flexible space for your needs. With its well-thought-out layout, and desirable location, this home offers a seamless blend of comfort and functionality. Whether you're entertaining or enjoying quiet evenings, the spacious living areas and garden views make this property truly special. Don't miss out on this fantastic opportunity. Call to arrange a viewing today and experience the warmth and charm of this exceptional home!

**ENTRANCE HALL:** Wood laminate flooring, radiator.

**KITCHEN:** 11' 04" x 7' 07" (3.45m x 2.31m) Window to front, 1.5 inset drainer unit with mixer tap over, cupboard under, range of wall mounted units, work surfaces with units under, tiled splash back, electric cooker, display unit, plumbing for automatic washing machine and plumbing for dishwasher, ceiling spotlights.

**UTILITY ROOM:** 8' 00" x 4' 02" (2.44m x 1.27m) Ceiling spotlights, work surfaces with units under, wood laminate flooring.



**CLOAKROOM:** Low level WC, wash hand basin, units under, wood laminate flooring, ceiling spotlights, extractor.

**SNUG:** 8' 09" x 7' 04" (2.67m x 2.24m) Window to front, ceiling spotlights, coat storage cupboard.

**RECEPTION ROOM:** 19' 07" x 8' 00" (5.97m x 2.44m) Enclosed staircase to first floor, luxury vinyl flooring, two radiators, electric fire, understairs storage cupboard, TV point, open to:

**SITTING ROOM:** 19' 00" x 10' 03" (5.79m x 3.12m) Luxury vinyl flooring, French doors to garden, wood burner, TV point, large window to rear, high level windows to side.

**FIRST FLOOR LANDING:** Loft access, ladder part boarded with light, cupboard housing wall mounted gas boiler and shelves.

**MASTER BEDROOM:** 11' 04" x 10' 08" (3.45m x 3.25m) Master (1 04 max 9 06 min) Window to front, double fronted mirror wardrobe, TV point, radiator.

**BEDROOM TWO:** 10' 99" x 9' 07" (5.56m x 2.92m) Window to rear, radiator.

**BEDROOM THREE:** 10' 00" x 8' 00" (3.05m x 2.44m) Window to rear, radiator.

**BATHROOM:** Low level WC, wash hand basin with work surface and units under, panelled bath with shower attachment, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail, window to front.

**OUTSIDE:** To the front is a drop curb, leading to driveway for ample off road car parking.

The rear garden has enclosed patio area and laid predominantly to lawn, with shed, outside power, wood store to side, gate to front.

#### **ENERGY PERFORMANCE RATING:**

**ADDITIONAL INFORMATION:** Council Tax Band: Local Authority - St Edmundsbury Borough Council  
Mains water, electricity, gas connected  
This property is offered with Vacant Possession Upon Completion

**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, Theatre Royal, Abbey Gardens, Galleries, 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.





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

