

**FOR SALE**



**Woodburn Drive, Bury St Edmunds IP32 6FY**

**4 Bedrooms, 2 Bathroom, Detached House**

**Offers In Excess Of £425,000 FREEHOLD**





- Chain Free
- No Management Fees
- 4 Good Size Bedrooms
- En Suite Shower
- Cloakroom & Utility
- Kitchen Diner
- Tandem Garage, Driveway & Parking

Perfectly positioned on the western edge of town, this beautifully presented 3-year-old detached residence offers a rare blend of space, style and convenience. Set overlooking a peaceful copse, the property enjoys a private setting within this sought-after development - with no estate management fees.

Step inside to discover a spacious 21' kitchen/dining room, ideal for entertaining, complemented by a separate utility room and cloakroom. The generous living accommodation continues upstairs with four well-proportioned bedrooms, including a luxurious master suite with ensuite shower room.

Outside, the tandem-length garage, private driveway and additional parking space provide ample room for vehicles. The David Lloyd Health Club is a short five-minute stroll, while excellent access to the A14 makes commuting effortless.

A rare opportunity to secure a modern, turn-key home in one of the area's most desirable locations.

#### THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL:** Ceiling spot lights, stairs to first floor, radiator, understairs storage cupboard.

**CLOAKROOM:** Low level WC, pedestal wash hand basin, tiled splash backs, radiator.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**LIVING ROOM:** 21' 02" x 11' 06" (6.45m x 3.51m)

Window to front with views over Copse, window to side, French doors to garden, two radiators, TV point.

**KITCHEN DINING ROOM:** 21' 06" x 9' 00" min, 11' 7" max

(6.55m x 2.74m min, 3.53m max) Dual aspect room with window to front overlooking views towards the Copse, window to rear, 1.5 stainless steel inset drainer unit with mixer tap over, cupboard under, range of wall mounted units, with work surfaces and units under, with upstand, electric hob, extractor hood over, eye-level double oven under, ceiling spot lights, fridge freezer, dish washer.

**UTILITY ROOM:** 6' 06" x 5' 01" (1.98m x 1.55m)

Stainless steel 1.5 inset drainer with mixer tap over, cupboard under, radiator, plumbing for automatic washing machine, cupboard housing wall mounted gas boiler, part glazed door to garden.

**FIRST FLOOR LANDING:** loft access and radiator.

**BEDROOM ONE:** 13' 01" x 11' 09" (3.99m x 3.58m)

Window to rear, radiator.

**EN SUITE SHOWER ROOM:** Low level WC, floating

wash hand basin with drawer under, double shower cubicle, stainless steel heated towel rail, tiled splash backs, window to rear, ceiling spot lights.

**BEDROOM TWO:** 11' 09" x 11' 00" (3.58m x 3.35m)

Window to rear, radiator.

**BEDROOM THREE:** 11' 09" x 8' 00" (3.58m x 2.44m)

Window to front, radiator.

**BEDROOM FOUR:** 10' 01" x 8' 03" (3.07m x 2.51m)

Window to rear, radiator.

**BATHROOM:** Low level WC, pedestal wash hand basin, panelled bath with shower attachment, shower cubicle, ceiling spotlights, stainless steel heated towel rail, window to front.

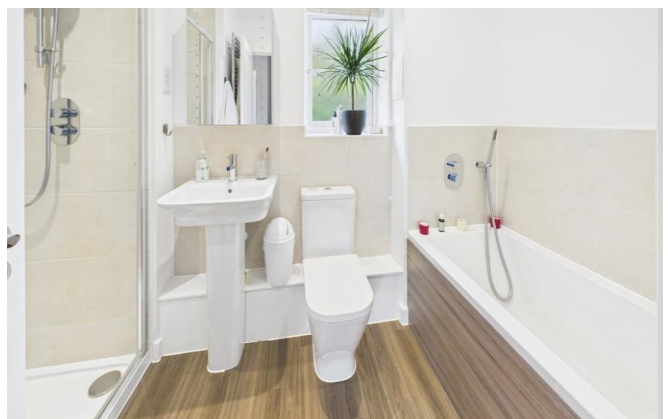
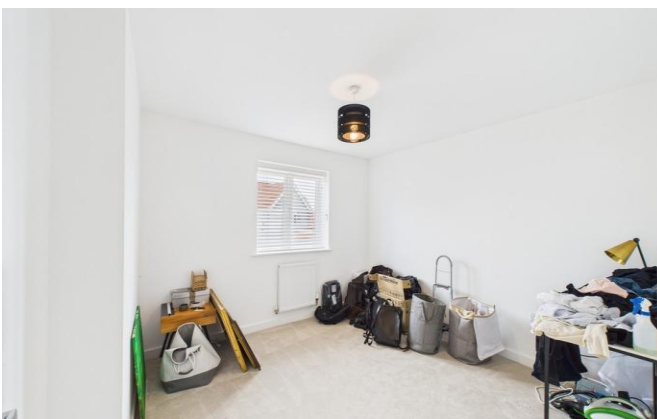
**OUTSIDE:** Driveway giving access to tandem length garage and area parking:

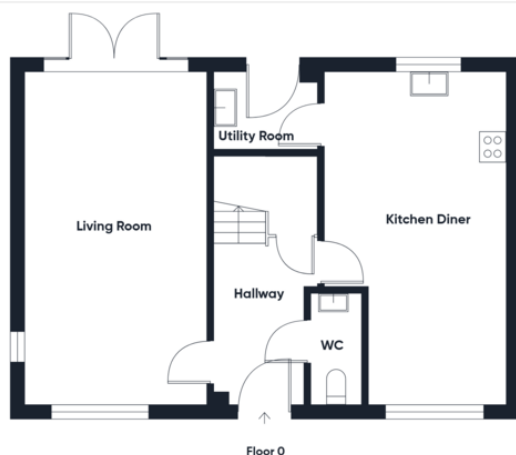
**GARAGE:** 23' 05" x 10' 07" (7.14m x 3.23m)

With Up-and-over door, power and light connected, eaves storage, personal door.

**There is a further visitor parking space to the front.**

**THE REAR GARDEN** is closed, with patio area and laid predominantly to lawn, with outside tap.





Approximate total area<sup>®</sup>  
1176 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### ADDITIONAL INFORMATION:

Council Tax Band: E  
Local Authority: West Suffolk Council  
Mains electricity, water and drains connected  
Vacant possession on completion

### ENERGY PERFORMANCE RATING B:

A full copy of the report can be obtained from the Sales Agent.

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

**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.