

FOR SALE



Mustow Street, Bury St Edmunds IP33 1XL

4 Bedrooms, 2 Bathroom, Mid Terraced House

Offers In Excess Of £375,000 FREEHOLD





- 4 Generous Bedrooms
- Ensuite Shower & Cloakroom
- Re Fitted Kitchen Area
- Open Plan Ground Floor
- Envious Position By Abbey Gardens
- Triple Glazing To The Front
- EPC TBC

Prepare to be impressed by this deceptively spacious, TARDIS-like modern terrace home perfectly placed on the edge of Angel Hill and the Medieval Grid-an unbeatable blend of style and central living. Step into a bright hall with cloakroom before the wow-factor open-plan kitchen/dining/living space unfolds, complete with bi-folding doors spilling out to the garden. Triple-glazed front windows elevate comfort and quiet. Enjoy three generous first-floor bedrooms and a sleek family bathroom, topped by a stunning master suite with a Velux framing a show-stopping Cathedral view. The low-maintenance, private garden backing onto Abbey Gardens adds true lifestyle appeal. Homes like this rarely come up-act fast and secure your viewing today.

THE ACCOMMODATION COMPRISES:

FRONT DOOR OPENING TO ENTRANCE HALL:
Stairs to first floor.

CLOAKROOM: Window to front, tiled flooring, Low level WC, wash hand basin, radiator.

KITCHEN – REFITTED: 20' 04" max 12' 07" (6.2m/ .84m) x 20' 01"max, 11' 09" min (6.12m/3.58m)

Range of wall mounted units, with worksurfaces with units and pan drawers under, inset drainer with mixer tap over, integrated appliances include washing machine, fridge, freezer, built in microwave, electric hob, electric oven, window to front, laminate wood flooring, radiator.

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Space for EPC graph once new epc has been carried out



OPEN PLAN SEATING AREA: Bi-fold doors leading out to courtyard garden, laminate wood flooring. TV point, 2 radiators

STAIRS TO FIRST FLOOR: Landing, window to front. Stairs to second floor

BEDROOM FOUR: 8'03" x 7' 03" (2.41m x 2.18m)
Window to front, radiator.

BEDROOM THREE: 11' 05" x 11' 08" (3.48m x 3.56m)
Window to rear, radiator. TV

BEDROOM TWO: 13' 00" x 11' 08" (3.96m x 3.56m)
Window to rear, radiator.

BATHROOM: 6' 05" x 5' 05" (1.96m x 1.65m) Fully tiled walls, window to front, low level WC, pedestal wash hand basin, panel bath waterfall tap and dual shower over, polished porcelain tiled floor

STAIRS TO: Second floor landing, with built in storage units, ladder and loft access.

BEDROOM ONE: 14' 07" x 9' 06" (4.44m x 2.9m) With two Velux windows to rear, one with view towards Cathedral Tower, radiator.

EN SUITE SHOWER ROOM: 7' 11" x 4' 10" (2.41m x 1.47m) Low level WC, wash hand basin, drawer under, double glass shower cubicle with power rain style shower, screen and door, heated towel rail, ceramic tile floor, tiled splash backs, extractor

OUTSIDE: There is a courtyard garden, offering a good degree of privacy fully enclosed, abutting Abbey Gardens with patio area, established borders and gate leading to side access where bins are stored.

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

ENERGY PERFORMANCE RATING TBC: 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

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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, 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.