

## Summary

A well positioned three bedroom semi detached house, the property benefits spacious accommodation that you can put your own stamp on. This great size home benefits from sitting room, dining room, kitchen breakfast room, conservatory/garden room that overlooks the rear garden, ground floor WC, family bathroom and a stunning private rear garden.

## Description

### Approximate Room Sizes

#### ENTRANCE HALL

Part glazed entrance door into hall. Stairs ascending to first floor. Radiator. Two UPVC double glazed windows to front aspect.

**KITCHEN/BREAKFAST ROOM 10'4" x 14'8"**  
(3.15m x 4.47m) Wall mounted units and work surfaces with units under. Tiled splash backs. Space and plumbing for an automatic washing machine/tumble dryer. Gas hob and electric oven. Integrated dishwasher. Sink inset into work surface with mixer tap over. UPVC double glazed window to rear aspect. Under stairs cupboard. Radiator.

**DINING ROOM 10'2" x 10'3"** (3.1m x 3.12m)  
UPVC double glazed window to front aspect. Radiator. Wood flooring. Feature fireplace with surround.

**LOUNGE 11'5" x 14'0"** (3.48m x 4.27m)  
UPVC double glazed window to front aspect. Gas fire. French doors to garden. Radiator.

**CONSERVATORY 12'2" x 12'2"** (3.71m x 3.71m)  
UPVC double glazed windows and doors to rear aspect. Two radiators. Door to kitchen.

**WC**  
Cloakroom With low level WC. Wall mounted boiler.

#### FIRST FLOOR LANDING

**BEDROOM 1 10'2" x 13'9"** (3.1m x 4.19m)  
UPVC double glazed windows to front and rear aspects. Radiator. Feature fireplace.

**BEDROOM 2 10'0" x 10'5"** (3.05m x 3.18m)  
UPVC double glazed window to front aspect. Radiator. Feature fireplace.

**BEDROOM 3 7'1" x 9'6"** (2.16m x 2.9m)  
UPVC double glazed window to rear aspect. Built-in wardrobe. Feature fireplace. Radiator.

#### BATHROOM

Suite comprising low level WC. Pedestal wash hand basin. Panelled bath with shower cubicle. Tiled splash backs. Radiator. UPVC double glazed window to rear aspect.

#### OUTSIDE

To the front the garden is enclosed by a brick wall with gated access, the garden is laid to lawn with a pathway to the front door. The rear garden is enclosed by fencing offering a variety of areas with a lawn area, a patio, mature trees and shrubs.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – Gas central heating

Post Code – IP33 3PH

Viewings by appointment

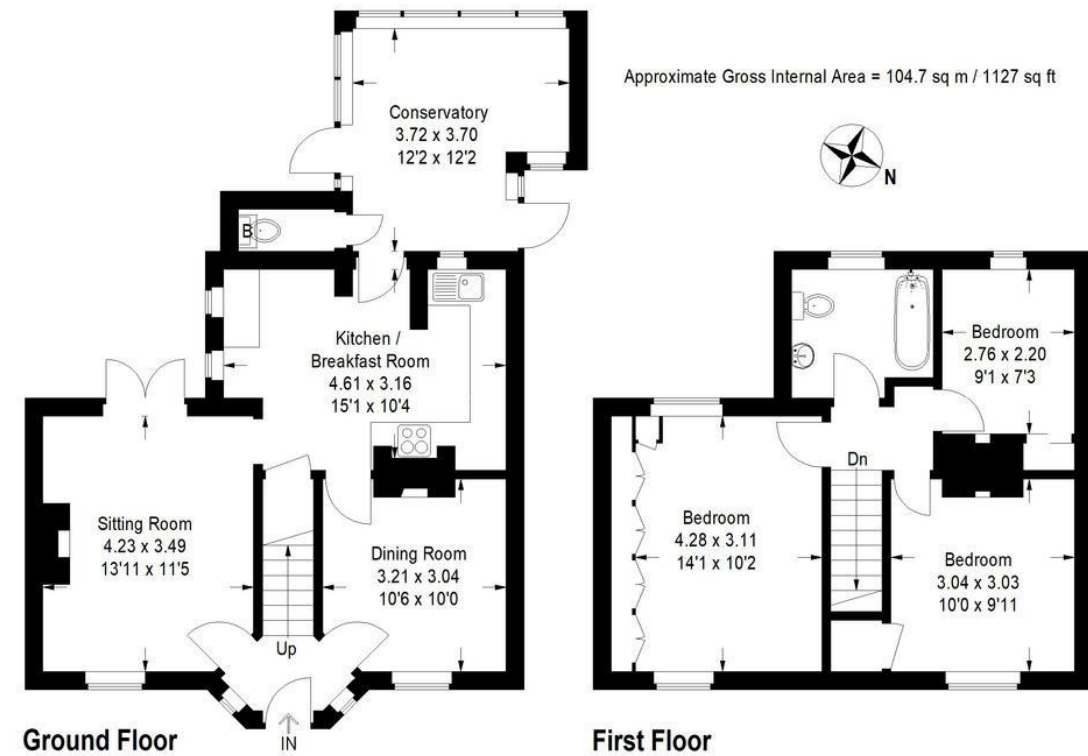
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37 St. Andrews Street (S), Bury St. Edmunds, IP33 3PH



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Your home may be repossessed if you do not keep up repayments on your mortgage.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

St Andrews Street South | Bury St. Edmunds | IP33 3PH

£325,000

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- Kitchen/Breakfast Room
- Three bedroom semi detached house
- Town centre location
- Enclosed rear garden
- Two reception rooms
- Conservatory