

Summary

A stunning and immaculately decorated four bedroom detached home located on the highly desirable Western side of town. This extended home offers spacious and flexible living accommodation, with open planned kitchen/dining/family room, utility room, master suite with dressing area and ensuite and further ensuite off the ground floor bedroom. Externally the property boasts ample off road parking and enclosed rear garden.

Description

Approximate Room Sizes

ENTRANCE HALL Stairs ascending, oak flooring & radiator

LIVING ROOM 13' 8" x 11' 10" Double glazed window to front, radiator and multi fuel burner with mantle and hearth

KITCHEN/DINER 18' 4" x 10' 11" (5.59m Double glazed window to rear, a modern and recently fitted kitchen with wall and base units with work surfaces over incorporating sink with drainer, part tiled walls, eye level double oven, induction hob with extractor over, built in dishwasher, radiator, herringbone flooring and understairs storage cupboard

UTILITY ROOM 8' 7" x 7' 6" Double glazed window to rear and door leading to rear garden and radiator

FAMILY AREA 10' 9" x 10' 4" Leading off the kitchen is this family room with double glazed window to rear and french doors to side, herringbone flooring and radiator.

GROUND FLOOR BEDROOM 12' 2" x 7' 10" With double glazed window and radiator. Versatile room, the current owners are presently using it as a playroom

ENSUITE SHOWER ROOM Low level WC, pedestal wash hand basin, walk-in shower, extractor fan and heated towel rail.

FIRST FLOOR LANDING Double glazed window to side, loft access

MASTER BEDROOM 10' 9" x 10' 4" With double glazed windows to side and rear, radiator

DRESSING ROOM L Shaped room with built in wardrobes and leading to:

ENSUITE SHOWER ROOM Low level WC, wash hand basin, shower cubicle, heated towel rail.

BEDROOM 2 12' 4" x 8' 11" Double glazed window to front and radiator

BEDROOM 4 9' 1" x 7' 8" Double glazed window to front and radiator

FAMILY BATHROOM Double glazed window to rear, fully tiled room with low level WC, wash hand basin, paneled bath with shower over and heated towel rail.

OUTSIDE To the front of the property is a tarmac driveway with low level brick walling to the front and sides and offering off road parking for multiple vehicles. The private rear garden is paved for ease of maintenance. There is side access to the front of the property, bin storage area and a shed.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

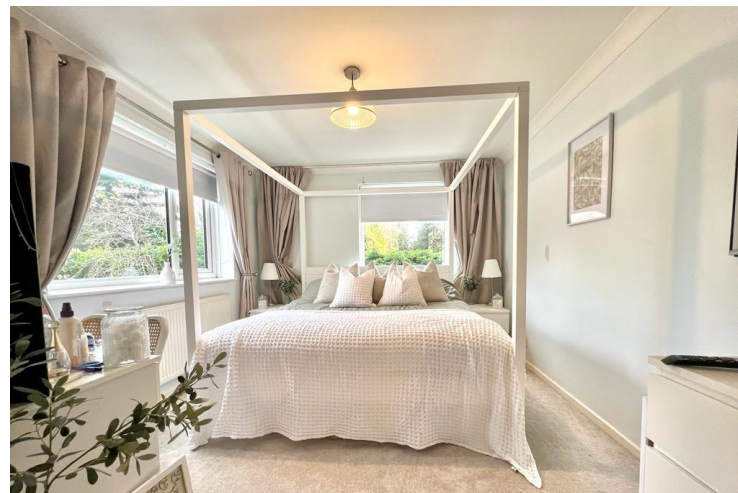
Services – Gas Central Heating

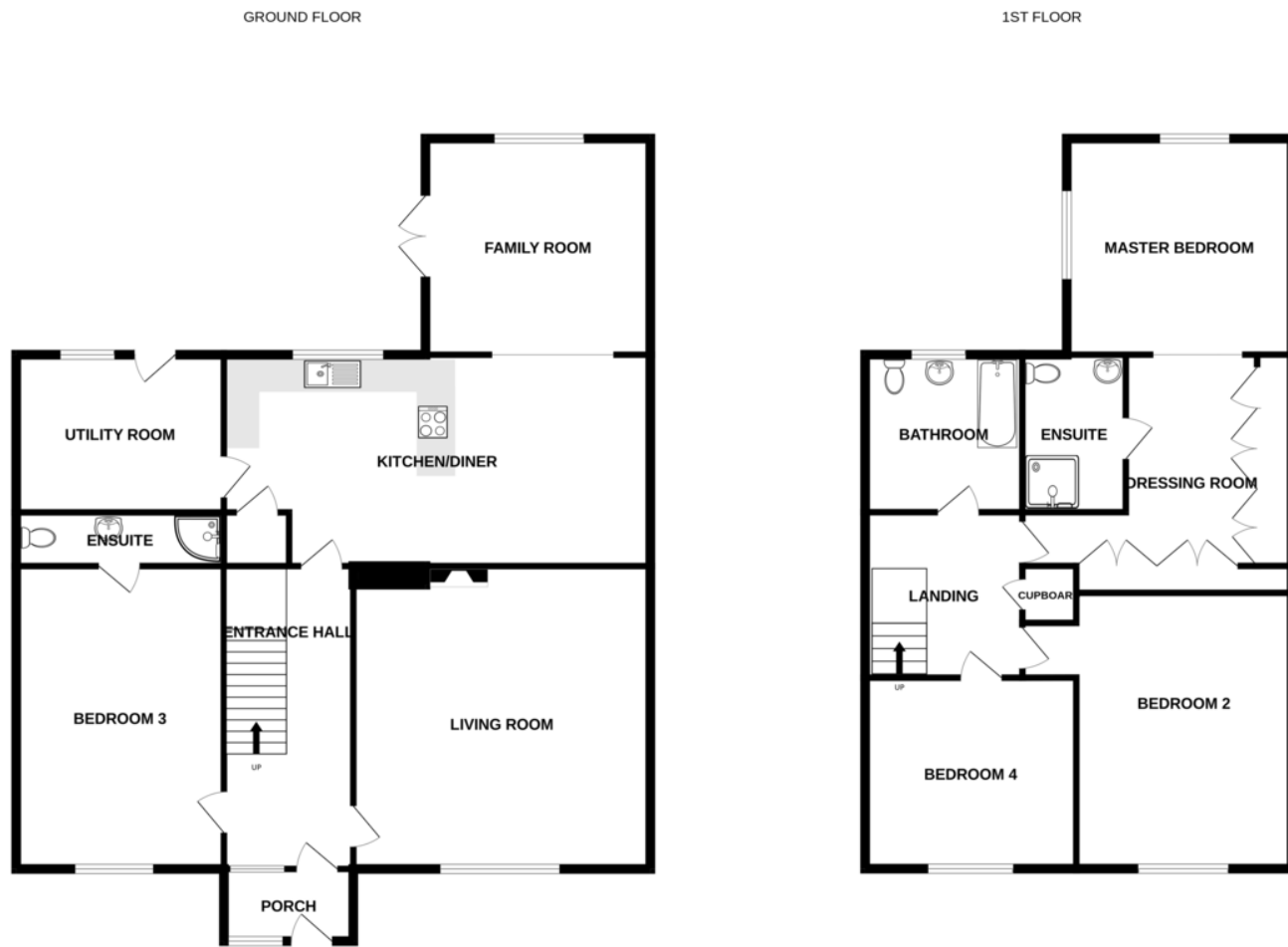
Post Code – IP33 3XA

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you would like to speak to one of our mortgage advisors call now – 01284 769598



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

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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 and 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

Starre Road | Bury St Edmunds | IP33 3XA

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Offers In Excess Of £450,000

- Stunning Home
- 4 Bedrooms (Two With Ensuites)
- Open Planned Kitchen/Dining & Family Area
- Utility Room