

FOR SALE



Starre Road, Bury St Edmunds IP33 3XH

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £300,000 FREEHOLD





- 3 Bedrooms
- Re Fitted Kitchen Breakfast
- 2 Reception Rooms
- Re Fitted Bathroom
- Driveway & Garage en bloc
- Backing Onto Countryside
- EPC C

Chain free and ready to move into-this light and airy semi-detached home sits on the favoured southwestern side of Bury St Edmunds with excellent A14 access and local shops nearby. Featuring a refitted kitchen breakfast room with views and access to the garden, open to the dining room, plus a bright living room and modern refitted bathroom. The established rear garden backs onto open countryside for a lovely sense of space and privacy, complemented by a driveway and garage en bloc. A superb home in a sought-after spot-viewing highly recommended!

THE ACCOMMODATION COMPRISES:

ENTRANCE LOBBY – OPEN TO

SITING ROOM: 17' 04" x 12' 00" (5.28m x 3.66m)
Window to front, radiator. Feature fireplace with Adam style surround and marble effect insert.

DINING ROOM: 17' 04" x 10' 06" max, 9' 01" min
(5.28m x 3.2m max, 2.77m min)

Cupboard housing recently installed wall mounted gas boiler, storage cupboard, radiator, USB charging points, arch to

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN BREAKFAST ROOM - REFITTED:

17' 01" x 10' 07" (5.21m x 3.23m) Stainless steel 1.5 inset drainer, mixer tap over, cupboard under, range of wall mounted units, work surfaces with units under, ceiling spot lights, tiled splash backs, wood laminate flooring, plumbing for washing machine and for dishwasher. Sliding patio doors to garden, window to rear, radiator, Sockets with USB charging points.

FIRST FLOOR LANDING: Window to side, cupboard housing insulated hot water tank. Loft access.

BEDROOM ONE: 11' 00" x 11' 02" (3.35m x 3.4m) Window to rear, radiator, Sockets with USB charging points.

BEDROOM TWO: 12' 00" x 8' 07" (3.66m x 2.62m) Window to front, radiator. Sockets with USB charging points.

BEDROOM THREE: 8' 08" x 7' 04" (2.64m x 2.24m) Window to front, radiator. Sockets with USB charging points

BATHROOM – REFITTED: Low level WC, wash hand basin, unit under, three-quarter tiled splash back, window to rear, panelled bath with shower over.

OUTSIDE: To the front is the driveway.

Rear garden is enclosed, backing on to countryside, with patio area, laid predominantly to lawn with established borders, shed, outside tap and side gate with path leading to front.

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

ENERGY PERFORMANCE RATING C: 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.





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