Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

15 Bury Park Drive,
Bury St. Edmunds, IP33 2DA

Guide Price
£325,000

Great location, lovely gardens, lots of space, superb condition - what's not to love?

This well-maintained and beautifully appointed semi-detached home offers spacious and versatile accommodation, ideal for modern family living.

Situated in a sought-after residential area close to Nowton Park and a variety of local amenities, the property features a generous sitting room with an adjoining dining area, a fully fitted kitchen, and four well-proportioned bedrooms.

Externally, the home is set within private, well-kept gardens and benefits from a single garage and ample off-road parking. Combining comfort, space, and a prime location, this attractive home is highly recommended for early internal viewing.

- Immaculately presented semi detached home
- Occupying a popular and well served location
- Lobby, cloakroom, sitting room with open fire
- Spacious dining area, fully fitted kitchen
- 4 Good sized bedrooms, family bathroom
- Gas fired central heating, uPVC glazing
- Single garage and off road parking
- Front and enclosed private rear gardens

The property benefits from gas-fired central heating and UPVC sealed unit glazing, and in more detail comprises the following:

On the ground floor:
The entrance lobby, with a cloakroom off, leads into a spacious sitting room which has an open fire and is open plan to the dining area. The dining area has patio doors leading to the garden.

The kitchen is fully fitted with a range of units and worktop surfaces. Appliances include an integrated oven, hob, dishwasher, washing machine, fridge, and freezer. A glazed door provides access to the rear garden, and there is a useful walk-in storage cupboard. with a fitted water softener.

On the first floor:
A spacious landing gives access to all four bedrooms and the family bathroom. There is access to the boarded loft space with a loft ladder.

Outside
The front gardens are laid to lawn and planted with shrubs. A driveway provides parking and leads to the single garage. A gated side access leads to the enclosed rear garden, which enjoys a high degree of privacy and seclusion. Laid mainly to lawn with planted borders, the rear garden also features a large patio area providing the perfect spot for relaxing and enjoying the outdoor space.

COUNCIL TAX -BAND C
ENERGY PERFORMANCE RATING - TBC
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///destined.charmingly.mermaids

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