

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

15 Waits Close,  
Bury St. Edmunds, Suffolk, IP32 6GZ

Guide Price  
£335,000

## Spacious Townhouse With Three, Large Double Bedrooms

Nestled on the ever-popular Marham Park development, this spacious three-bedroom semi-detached home offers a host of sought-after modern features, including a fully integrated kitchen, open-plan kitchen-diner, study and parking!

With convenient, swift access to the vibrant town centre, the home is perfectly positioned for a wide range of leisure, educational, and professional amenities. The recent addition of a David Lloyd leisure facility within Marham Park, further enhances the area's appeal whilst construction of the new shop is well underway.

Constructed in 2022 by the reputable Bellway Homes, the property enjoys a particularly attractive setting within the development and offers 6 years remaining on the NHBC warranty.

Upon arrival, you will find tandem parking for two vehicles to the rear of the property.

- Spacious, Three Bedroom Townhouse
- Tandem Parking For Two Vehicles
- Ground Floor Study / Office
- Sizeable Kitchen-Diner Overlooking Rear Garden
- Three Double Bedrooms
- Cloakroom, Bathroom, Jack & Jill En-Suite
- NHBC Warranty - 6 Years Remaining
- Fantastic For A Range Of Buyers



#### Ground Floor:

Upon entry, you are greeted by the entrance hall with access to the office / study, cloakroom and sizeable kitchen-diner.

The office / study can be found overlooking the front of the property, with the cloakroom found adjacent. The rear of the property supports the kitchen-diner, configured in a galley-style with ample low and eye level units and integrated appliances, before opening into the dining area, bathed in natural light and overlooking the private rear garden. Useful understairs storage can also be found.

#### First Floor:

Offering an open and attractive view over the front of the property, the lounge is well proportioned, making a cosy yet spacious centre of the home.

Completing the first floor, you will also find bedroom one, a large double room complete with a Jack & Jill ensuite, fitted with a walk-in shower, wc, basin and radiator.

#### Second Floor:

The top floor offers two further double bedrooms, one with fitted storage, separated by the family bathroom, complete with wc, basin and shower-over-bath.

#### Outside:

The current owners have extended the patio space to create a bigger seating area, whilst adding artificial turf for low maintenance. Storage can be found to the rear, whilst side gated access leads to the driveway.

#### Agent Notes:

EPC Rating - B

Council Tax - D (West Suffolk)

All Mains Services Connected

NHBC Warranty - 6 Years Remaining

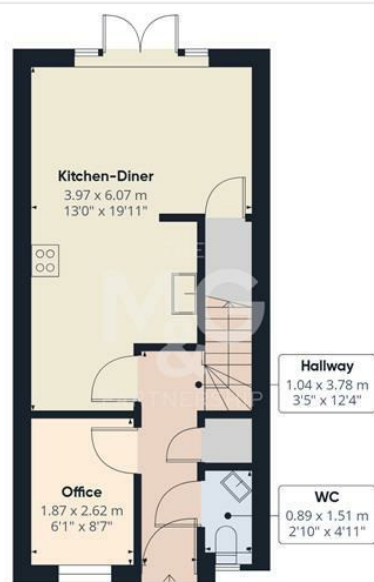
Estate Management & Private Road Charge: £28.19pcm

What3Words: ///usage.ripe.blemishes

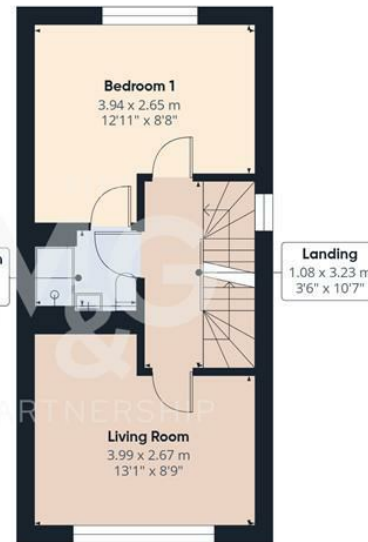
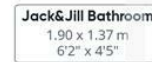
Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0



Floor 1



Floor 2



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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