THE
Mortimer
& Gausden
PARTNERSHIP

31 Wexford Way,
Bury St Edmunds, IP32 6FN

Offers In Excess Of
£400,000

Pristine, Four Bedroom Detached Home With Upgraded Kitchen-Diner

Situated on the ever-popular Marham Park development, this beautifully maintained four-bedroom detached property offers a host of sought-after modern features, including a fully integrated kitchen with upgraded island inclusive of breakfast bar!

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.

Constructed in 2020 by the reputable David Wilson Homes, the property enjoys a particularly attractive setting within the development and offers 5 years remaining on the NHBC warranty.

- Superb Condition Throughout
- Upgraded Kitchen With Island & Breakfast Bar
- Three Double Bedrooms & One Single
- Built In 2020 - David Wilson Homes
- 5 Years NHBC Warranty Remaining
- Tandem Driveway With Single Garage
- Two En-Suites, Family Bathroom & Cloakroom
- Mostly Laid To Lawn Rear Garden

Ground Floor:
A bright, inviting entrance hall, finished with contemporary hard flooring, gives access to the lounge, cloakroom, understairs storage and the open-plan kitchen/diner. The well-proportioned lounge sits to the front of the property and features an elegant bay window.

To the rear, the generous kitchen/diner forms the true heart of the home, filled with natural light thanks to double doors opening onto the garden. Complete with a range of upgraded base and wall units since purchase, alongside integrated appliances and a stunning island inclusive of breakfast bar, this space is both contemporary and practical, perfect for both friends and family to enjoy!

The ground floor is completed by a cloakroom fitted with a WC and upgraded basin / vanity unit for storage.

First Floor:
A spacious landing serves two double bedrooms, a single bedroom and the family bathroom. Bedroom two is large double room, overlooking the front of the property and benefits from a private en-suite with WC, upgraded basin, walk-in shower and heated towel rail. Bedroom three overlooks the rear of the property and offers ample space for a king-size bed amongst additional furnishings. Bedroom four, the smallest of the three, is a well-sized single but could equally serve as a perfect office for those who work from home. The well-appointed family bathroom is fitted with wc, upgraded basin, bath with shower over, glass shower screen and heated towel rail.

Second Floor:
The top floor is dedicated to the principal bedroom, featuring an en-suite shower room with WC, upgraded basin, shower cubicle and heated towel rail.

A Velux window enhances the natural light, while bespoke wardrobes maximise storage. Additional storage is also available from the landing.

Outside:
To the front of the property, a private tandem driveway leads to an extended (x1.5) single garage allowing ample space for shelved storage and vehicle, with gated access to the rear garden.

The rear garden features a patio area extending from the kitchen, perfect for outdoor seating, while the remainder is laid to lawn, perfect for those wanting low maintenance or equally the space to add raised beds and potted greenery.

Tenure: Freehold
Estate Management Charge: £66 biannually (£132p/a)
EPC Rating: B
Council Tax: E
What3Words: ///backfired.orders.dream
Mains gas, electricity, water and drainage
Ofcom: EE, Vodafone, 3, o2, fibre enabled

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