



105 Queens Road, Bury St. Edmunds, IP33 3EP

MORE THAN MEETS THE EYE – This deceptively spacious semi-detached home provides an impressive range of accommodation, which is arranged over 3 levels and includes 3 double bedrooms, all with en suite facilities.

The house occupies an established and much sought after location, within easy walking distance of the town centre. It has landscaped gardens and allocated parking to the rear.

- Well located semi detached townhouse
- Hall, cloakroom, bay fronted sitting room
- Superb/kitchen/dining/family room, utility
- 3 Double bedrooms all with en suite facilities
- Private hard landscaped gardens, parking
- Gas fired central heating, sealed unit glazing

Guide Price £450,000





General Information

Queens Road is possibly one of the most sought after residential areas in Bury St. Edmunds and is within comfortable walking distance of the town centre and all other local amenities, including schooling for all ages.

The property was built in 2008 and is somewhat larger than you might expect from the outside. It was designed to fit in with the neighbouring Victorian houses and boasts similar features such as well proportioned rooms and good ceiling heights. The house is located in a conservation area so has wooden sealed unit glazing (rather than uPVC) and benefits from gas fired central heating.

In our opinion, the property would be perfect for a family or indeed anyone looking for an easily maintained home with flexible accommodation. The house would also suit anyone looking for a centrally located property they can 'lock and leave' or perhaps as a worthy addition to their investment portfolio.

On the ground floor: The entrance hall leads into the sitting room which has a bay window. An inner hall with cloakroom and utility off leads into the superb kitchen/dining /family room. The refitted kitchen area includes an integrated fridge freezer, dishwasher, double oven and hob. The open-plan dining area is the perfect place to entertain and has bi folding doors opening up onto the raised decked terrace.

On the first floor: The master bedroom is of a very generous size and includes bespoke fitted wardrobes and an en suite shower room. Bedroom 3 is also on this floor and is currently being used as a home office, it also has an en suite shower room.

On the second floor: The top floor could easily be used as a master or guest suite and includes a spacious en suite bathroom.

Outside

The main gardens are to the rear of the property and have been attractively hard landscaped for ease of maintenance and to provide a large area for entertaining and outside dining. A rear pedestrian access leads to the allocated parking space. Permit parking is also available to the front of the house.

Agents note: There is an annual service charge of £260 which covers the maintenance of the communal areas.

COUNCIL TAX – BAND D

Directions

From the town centre, proceed up Kings Road crossing over Parkway into the 2nd part of Kings Road. Follow this road around into Albert Crescent leading into Queens Road. The property will be seen on the right-hand side marked by our for sale board.

Entrance Hall

Sitting Room 14'8 x 15'5 max (4.47m x 4.70m max)

Cloakroom

Utility 6'6 x 5'7 (1.98m x 1.70m)

Kitchen 12'1 x 7'8 (3.68m x 2.34m)

Dining Area 9'7 x 8'1 (2.92m x 2.46m)

First Floor

Master Bedroom 14'8 x 14'3 (4.47m x 4.34m)

En Suite Shower

Bedroom 3 12'0 x 8'1 min (3.66m x 2.46m min)

En Suite Shower

Second Floor

Bedroom 2 11'3 x 11'5 min, 22'0 max (3.43m x 3.48m min, 6.71m max)

En Suite Bathroom 10'2 x 6'2 (3.10m x 1.88m)

Gardens

Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	87
England & Wales		EU Directive 2002/91/EC	



