THE
Mortimer
& Gausden
PARTNERSHIP

9 Martin Reed Walk,
Bury St. Edmunds, IP32 6FG

Guide Price
£460,000

Wonderfully Positioned, Four Bedroom Detached Home

Located on the increasingly popular Marham Park, this well-presented, four bedroom-detached home boasts an abundance of features desirable in any modern day home, from integrated appliances in the kitchen, to an en-suite and fitted wardrobes in the principal bedroom.

Quick and easy access into the thriving town centre means the property is ideally located, offering an array of leisure, educational and professional amenities. Furthermore, Marham Park has recently welcomed a David Lloyd leisure facility further boosting the attraction, with a convenience store on the way as well!

Built in 2019, the property occupies an attractive position within the development, overlooking the grass meadows towards Fornham All Saints and supports a further 3 years on the NHBC Warranty.

To the rear of the property, you find a single garage complete with exposed rafters and tandem parking for two vehicles, with gated access leading to the rear garden.

- NO ONWARD CHAIN
- En-Suite, Family Bathroom & Cloakroom
- Attractive Position Within The Development
- Sizeable Kitchen-Diner With Island
- Additional Study / Office
- Four Double Bedrooms
- Private Rear Garden With Access To Garage
- NHBC Warranty - 3 Years Remaining

Ground Floor:
Upon entry you are greeted by a sizeable entrance hall, providing access to the cloakroom, kitchen-diner, lounge and study.

The large kitchen-diner is bathed in natural sunlight, courtesy of the double doors opening to the private rear garden. Complete with an abundance of fitted storage, as well as integrated appliances, the soft grey, high gloss fascia provides a sleek and professional finish. Features such as the island and utility room are fantastic additions, both visually and practically.

The lounge is well-proportioned and also overlooks the rear garden, courtesy of double doors.

Overlooking the front of the property, you find a superb office / study / crafts room - ideal for those who work remotely. This could also support the option of a fifth (single) bedroom if needed.

Completing the ground floor you find substantial understairs storage, as well as the cloakroom, fitted with wc and basin.

First Floor:
The large landing holds access to all four double bedrooms, family bathroom and storage cupboard.

Bedroom one and two overlook the rear of the property, whilst the principal bedroom offers mirror-fronted, fitted wardrobes, as well as a stylish en-suite complete with wc, basin, walk-in shower and heated towel rail.

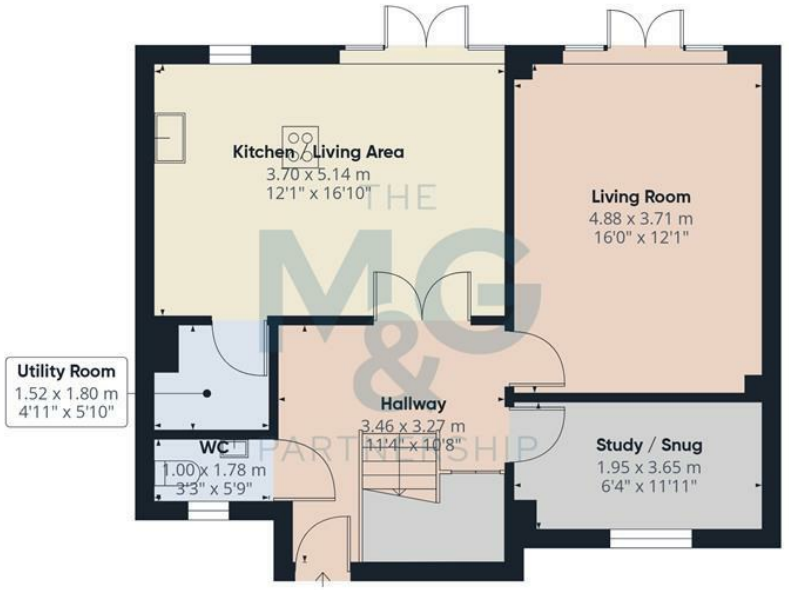
Bedrooms three and four overlook the front of the property, with bedroom three supporting a single fitted wardrobe.

The family four-piece bathroom is well-appointed and support a shower cubicle, separate bath, wc, basin and heated towel rail.

Outside:
The private rear garden is mostly laid to lawn with a pathway leading to side access to the garage, as well as gated access to the tandem driveway.

The garage offers exposed rafters for additional storage as well as power and a manuel up-and-over door.

Agent Notes:
EPC Rating - B
Council Tax - E (West Suffolk)
All mains services connected
What3Words: ///simmer.excellent.crunched
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)



Floor 0

Floor 1

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