Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

26 Redwood Drive, Bury St. Edmunds, IP32 6TN

FEELS LIKE HOME – This beautifully presented detached house is only 4 years old and provides a very comfortable range of accommodation with good sized rooms, landscaped gardens and a high specification.

The property occupies a pleasant setting on the popular Marham Park development and is being sold with the benefit of having NO UPWARD CHAIN.

- Immaculately presented detached family home
- Reception hall, cloakroom, spacious lounge with bay window
- Stunning kitchen/diner with integrated appliances
- 3 Double bedrooms, en suite and family bathroom
- Gas central heating, uPVC sealed unit glazing
- Landscaped gardens, garage and ample parking

Guide Price £350,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

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General Information

The property occupies a pleasant position and is part of the Bloor Homes Site located on Marham Park The Marham Park development is situated within easy reach of the A14 which provides fast access to Ipswich, Cambridge and London (via the M11).

The town centre of Bury St. Edmunds is around 3 miles away and provides an excellent range of educational, recreational and shopping facilities. The is a shuttle Bus to and from the town.

We were very impressed with the quality and layout of this lovely home and are confident you will be too. From the moment you step inside you will realise that there is nothing to do but simply move in and relax. The house, which has a bright contemporary feel, is being sold with the benefit of having NO UPWARD CHAIN.

Constructed in 2019 by Bloor Homes, the property has been built with energy efficiency in mind and includes gas fired central heating and uPVC sealed unit glazing.

On the ground floor: A spacious reception hall with a cloakroom off, leads into the attractive lounge with a feature bay window. The kitchen/diner provides the perfect space for entertaining and includes French doors leading into the garden. The stylish kitchen provides ample cupboards and worktop surfaces together with an integrated oven, hob, dishwasher and fridge freezer.

On the first floor: The landing gives access to all 3 bedrooms and the family bathroom. The principal bedroom includes fitted wardrobes and a smart en suite shower room.

Outside
To the front of the property are small gardens of open-plan design with planted borders. A driveway providing parking for 2 cars leads up to the good sized single garage which has light and power connected. A side access leads to the enclosed rear gardens which have been attractively landscaped to include a sheltered patio and an area of artificial grass for year-round colour and ease of maintenance. There are raised flower and shrub borders, an outside electric point and a useful garden shed.

COUNCIL TAX - BAND D

Directions
Leave Bury St Edmunds town centre along Fornham Road, crossing straight over the traffic lights into Mildenhall Road. At the roundabout turn left onto Marham Park and proceed up Marham Parkway. At the 2nd roundabout turn left into Sandlands Drive and then right into Redwood Drive.

Reception Hall

Cloak Room

Lounge 15'0 x 10'5 plus bay (4.57m x 3.18m plus bay)

Kitchen/Diner 19'6 x 9'6 (5.94m x 2.90m)

First Floor Landing

Principal Bedroom 8'10 x 9'9 max 8'5 min (2.69m x 2.97m max 2.57m min)

Ensuite 7'10" x 6'0" max overall (2.39m x 1.85m max overall)

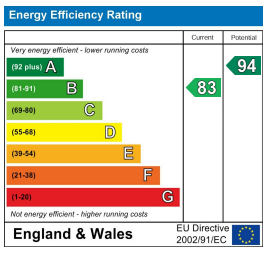
Bedroom 2 11'1 x 8'3 max overall (3.38m x 2.51m max overall)

Bedroom 3 10'7 x 8'3 (3.23m x 2.51m)

Bathroom 7'8 x 6'6 (2.34m x 1.98m)

Garage 19'4 x 10'4 (5.89m x 3.15m)

Garden



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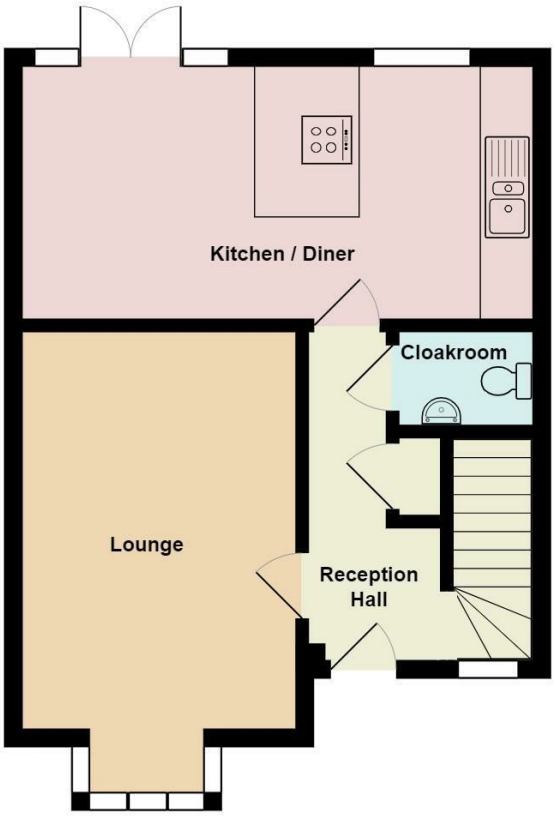
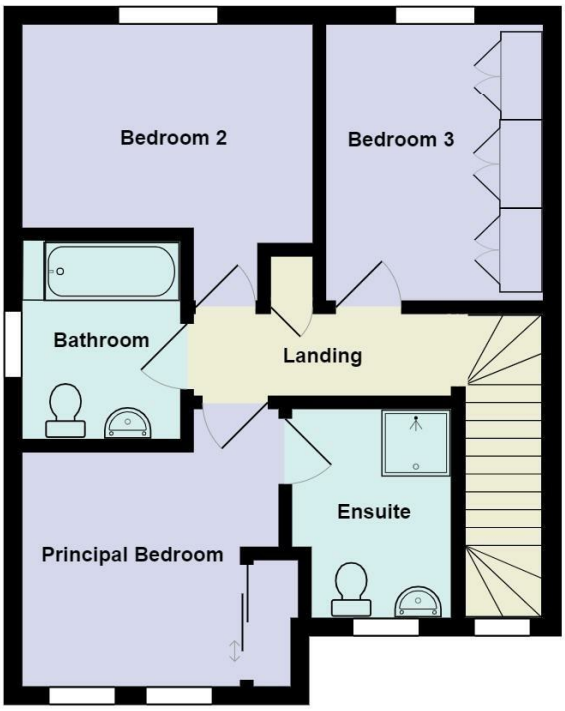

Kitchen / Diner
Cloakroom
Lounge
Reception Hall


Bedroom 2
Bedroom 3
Bathroom
Landing
Ensuite
Principal Bedroom

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