



18 Stepsons Place, Bury St. Edmunds, Suffolk, IP32 6BF

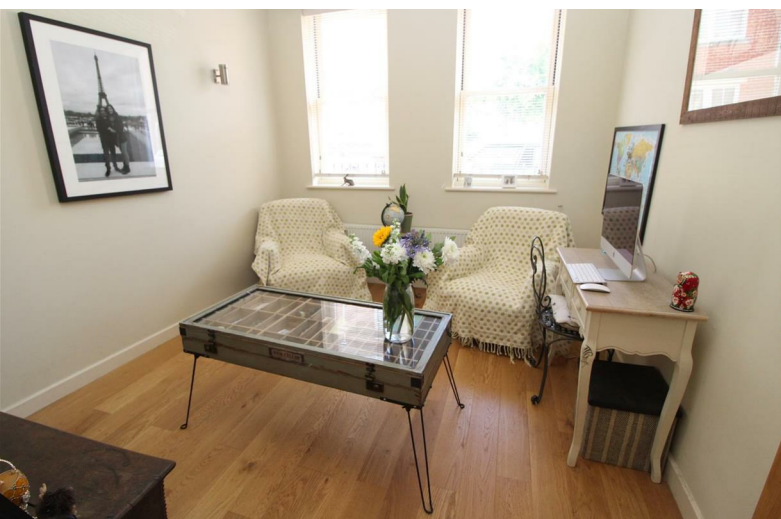
AMAZING SPACE – If you have been looking for a large, easily maintained home, in a prestigious location, take a look at this superb modern townhouse.

The property offers particularly spacious accommodation and is a great deal larger than the front elevation might suggest – making an early internal viewing essential.

- Elegant modern townhouse providing exceptional accommodation
- Occupying a sought after and highly regarded location
- Hall, cloakroom, study, large kitchen diner, garden room
- First floor sitting room, master bedroom with en suite and balcony
- Second floor with 3 further bedrooms and family bathroom
- Enclosed rear gardens and double length cart lodge

Guide Price £490,000





General Information

Situated within an exclusive development off Northgate Avenue, the property is located just over a mile from the town centre and approximately 0.7 of a mile from the train station. Bury St Edmunds offers an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

This handsome 3 storey town house is superbly appointed and offers an impressive level of accommodation arranged over 3 floors. All rooms are well proportioned with excellent ceiling heights and a neutral colour scheme – adding to the feeling of light and space. The versatile layout of the property will no doubt appeal to a wide range of buyers and would be equally suited to families, couples or indeed anyone looking for sound 'high end' investment purchase.

On the ground floor: the spacious entrance hall with cloakroom off, leads to good sized study and onto an impressive kitchen/dining room. In addition, there is a useful utility room and a lovely garden room.

On the first floor: there is a stylish sitting room with fireplace and Juliette balcony. The master bedroom features built-in wardrobe storage, an en suite shower room and 2 pairs of french doors opening onto a small balcony.

On the second floor: there are 2 further double bedrooms, a spacious single bedroom and a smart family bathroom. The landing features a large storage cupboard and a separate airing cupboard.

The property benefits from sealed unit double glazed windows and gas fired central heating, serving radiators with recently replaced gas boiler.

AGENTS NOTE: A service charge of £241.08 per annum is payable towards the upkeep of communal grounds.

Outside

The delightful enclosed rear gardens have been attractively landscaped and have been designed for ease of maintenance, with a large decked terrace providing the perfect place for a glass of wine and alfresco dining. To the rear of the house is a double-length cart lodge providing parking for 2 cars. There is also ample parking to the front of the house.

Directions

From the town centre proceed along Northgate Street, proceeding straight across the Northgate roundabout onto Fornham Road. Turn left into Avenue Approach and at the top of the road, turn left into Northgate Avenue. Take the next right into Stepsons Place, where the property will be found on the right.

Please note all sizes are approximate as all rooms

Entrance Hall

Cloakroom

Study 11'2 x 10'8 (3.40m x 3.25m)

Kitchen/Diner 17'0 x 16'0 (5.18m x 4.88m)

Garden Room 9'0 x 8'0 (2.74m x 2.44m)

First Floor

Sitting Room 17'0 x 14'0 (5.18m x 4.27m)

Master Bedroom 15'3 x 14'9 max (4.65m x 4.50m max)

En Suite Shower

Second Floor

Bedroom 2 14'7 x 11'4 max (4.45m x 3.45m max)

Bedroom 3

Bedroom 4 13'7 max x 6'6 (4.14m max x 1.98m)

Family Bathroom

Double length cart lodge



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			
England & Wales		78	87
		EU Directive 2002/91/EC	



Interested? Call us on 01284 755526

