

THE
**Mortimer
& Gausden**
PARTNERSHIP

8 Goddard Street,
Bury St Edmunds, Suffolk, IP32 6FZ

Guide Price
£425,000

THE
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PARTNERSHIP

Immaculately presented, four-bedroom detached family home on the popular, Marham Park

Located on the increasingly popular Marham Park, this immaculately presented, four-bedroom detached home boasts an abundance of features desirable in any modern day home, from integrated appliances in the kitchen, to electric car charger on the driveway!

Quick and easy access into the thriving town centre means the property is ideally located for the connection to an array of leisure, educational and professional amenities. Furthermore, Marham Park has recently welcomed a David Lloyd leisure facility further boosting the attraction.

Built in 2022 by the accredited David Wilson Homes, the property occupies an attractive position within the development.

- Immaculately Presented Throughout
- Three Double Bedrooms & One Single
- Two En-Suites, Family Bathroom & Cloakroom
- Tandem Driveway With Single Garage
- Electric Car Charger
- Contemporary Kitchen-Diner With Integrated Appliances
- Built In 2022 - David Wilson Homes
- 7 Years NHBC Warranty Remaining



Ground Floor:

The bright and airy entrance hallway is fitted with modern hard flooring, whilst holding access to the lounge, cloakroom, understairs storage and kitchen-diner. The sizeable lounge overlooks the front of the property whilst supporting a stylish bay window. The spacious kitchen-diner provides the perfect heart to the home, bathed in natural sunlight courtesy of the double doors overlooking the rear garden. Supporting a choice of low and eye level storage amongst integrated appliances, the kitchen offers a sleek and professional finish. Completing the ground floor you find the cloakroom, fitted with wc and basin.

First Floor:

A sizeable landing offers access to two double bedrooms, one single and family bathroom. Bedroom two supports bespoke, mirror fronted, fitted wardrobes and en-suite with wc, basin and shower. Bedroom three overlooks the front of the property, and whilst utilised as a secondary lounge, is a sizeable double bedroom. Bedroom four, albeit the smallest, is a generously sized single bedroom currently utilised as the perfect office.

Second Floor:

The top floor holds access to the principle bedroom with en-suite, fitted with wc, basin and shower cubicle. A velux window in the bedroom allows natural light to further illuminate the space which has been cleverly maximised with the bespoke, mirror front wardrobes. Additional storage on the landing can also be found.

Outside:

Upon arrival you are greeted by a private tandem driveway, leading to the single garage with gated access to the rear. An electric car charger has also been installed.

The rear garden offers a patio area leading from the kitchen, perfect for the summer furniture, with the remainder of the garden being laid to lawn with flower beds to the left and rear. Side access into the garage has been installed since ownership.

Tenure: Freehold

Estate Management Charge: £66 biannually (£132p/a)

EPC Rating: B

Council Tax: E

What3Words: ///crumple.scatter.reflected

Mains gas, electricity, water and drainage

Oofcom: EE, Vodafone, 3, o2, fibre enabled



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