



3 Selway Drive, Bury St. Edmunds, Suffolk, IP32 7PL

Prepare to be impressed! – If you have been looking for a beautifully maintained home in a great location, this impressive home is bound to appeal.

Appointed to a high standard, this detached home has a flexible layout with lots of space making it perfect for a growing family or perhaps those people who work from home. The house is set in landscaped gardens and includes 2 garages.

- Superbly presented modern detached family home
- Occupying a popular and exceptionally well served location
- Hall, cloakroom, study, dining room, kitchen, utility
- Sitting room, master bedroom with en suite, bedroom 4, family bathroom
- 2 second floor bedrooms, additional bathroom, gas heating, uPVC glazing
- Conservatory, 2 garages, attractive gardens – Viewing essential

Guide Price £400,000





General Information

The property occupies an extremely well served location, close to a range of amenities which include a primary school, secondary school, sports complex, church, public house, coffee shop, post office, doctors surgery, dentist, community centre, Sainsburys and Tesco Express store. The town centre can be easily reached by car, bus, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

This superbly presented detached home offers a flexible range of accommodation which is arranged over 3 floors. The house was built in 2007 and has been owned since new by the present owners – testament if needed as to what a lovely house it is to live in. The property, which benefits from uPVC sealed unit glazing and gas fired central heating, has been much improved in recent years and includes a smart conservatory to the rear.

In our opinion, this attractive home would be perfect for a growing family or indeed anyone looking for flexible accommodation in a well served location. In brief, the property comprises:

Ground floor: Entrance hall with large cupboard, cloakroom, study with fitted furniture, dining room with french doors to conservatory, fully fitted kitchen with integrated appliances and fitted water softener, separate utility room with door to integral garage.

First floor: Sitting room, master bedroom with en suite shower, bedroom 4 / dressing room with a range of fitted wardrobes, family bathroom.

Second floor: 2 further bedrooms each with built in wardrobes and eaves storage cupboards, further bathroom.

Outside

The small gardens to the front of the house have been recently hard landscaped with smart block paving and stylish iron railings. The integrated garage is of a generous size and includes electrically operated doors at each end which in turn gives access to a separate detached garage. The rear gardens have been attractively landscaped and include a lawn and various paved areas to sit, relax and entertain.

Directions

From the town centre proceed along Angel Hill crossing over the traffic lights into Mustow Street and Eastgate Street. At the mini roundabout bear right onto Barton Road. At the T junction turn right into Orttewell Road. Continue straight over the next 3 roundabouts, turning left at the 4th roundabout onto Skyliner Way. Turn left into Primack Road then right into Selway Drive. The property will be seen immediately on the left hand side.

Entrance Hall
Cloakroom
Study 8'8 x 6'10 (2.64m x 2.08m)
Kitchen 9'0 x 7'8 (2.74m x 2.34m)
Utility 6'4 x 4'7 (1.93m x 1.40m)
Dining Room 9'0 x 8'8 (2.74m x 2.64m)
Conservatory 9'1 x 8'6 (2.77m x 2.59m)
First Floor
Sitting Room 16'9 x 9'0 (5.11m x 2.74m)
Master Bedroom 11'6 x 9'7 (3.51m x 2.92m)
En Suite Shower 9'7 x 6'4 (2.92m x 1.93m)
Bedroom 4 10'7 max x 7'0 (3.23m max x 2.13m)
Bathroom 7'0 x 5'10 (2.13m x 1.78m)
Second Floor
Bedroom 2 12'9 max x 9'0 (3.89m max x 2.74m)
Bedroom 3 12'9 max x 7'0 (3.89m max x 2.13m)
Bathroom 6'5 x 5'6 (1.96m x 1.68m)
Integral Garage 19'7 x 9'9 (5.97m x 2.97m)
Garage 2 17'3 x 8'6 (5.26m x 2.59m)



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	88
		EU Directive 2002/91/EC	



