



## 36 Scarlin Road, Bury St. Edmunds, Suffolk, IP33 2HX

Are you looking for smart, CHAIN-FREE property on the popular WESTERN OUTSKIRTS of town? If so this EXTENDED home is bound to impress.

Located within walking distance of local shops and the open countryside, this well presented semi-detached property would make a lovely home for couples and young families or could be a worthy addition to any investment portfolio.

- Popular and sought after location
- Lovely breakfast/family room with roof lantern
- Attractive fitted kitchen, good sized sitting room
- 3 bedrooms, modern family bathroom
- Driveway parking, single garage, enclosed gardens
- NO UPWARD CHAIN

## Guide Price £300,000





## General Information

The property occupies a pleasant setting within a popular residential area on the western outskirts of the town. There are local shops within walking distance and the house is on a regular bus route as well as being close to schooling for all ages. The town centre is around 1½ miles away and provides an excellent range of educational, recreational and shopping facilities.

The property, which is being offered for sale CHAIN FREE is presented in good order, having been recently redecorated and benefits gas fired central heating and Upvc sealed unit double glazed windows.

On the ground floor: The house has been extended with the addition of a lovely breakfast/family room, set off the kitchen, complete with a roof lantern, flooding the room with natural light. The white finished kitchen units feature ample storage and there is a good-sized sitting room and modern bathroom. On the first floor, there are 3 bedrooms.

As previously mentioned, due to the popularity of the location, this lovely property would be perfect for those looking to live close by to excellent local amenities and yet be within striking distance of the open countryside.

### Outside

The property is fronted by an open plan lawned garden and a driveway provides parking and access to the single garage. The rear garden has been landscaped for ease of maintenance, being predominately laid to lawn and features a timber decked area off the back of the house and a patio to the rear of the garden.

### COUNCIL TAX – BAND C

### Directions:

From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights continue straight over and continue on Horringer Road. Just before leaving the town turn right into Glastonbury Road and take the 3rd left turning onto Wigston Road. Take the next left onto Scarlin Road and the property can be found on the right, as marked by our for sale board

### Hall

### Bathroom

Sitting Room 14'6 x 12'1 (4.42m x 3.68m)

Kitchen 12'1 x 8'4 (3.68m x 2.54m)

### Breakfast/Family Room

### First Floor Landing

Bedroom 1 14'7 x 9'0 (4.45m x 2.74m)

Bedroom 2 12'4 x 7'2 (3.76m x 2.18m)

Bedroom 3 9'5 x 7'2 (2.87m x 2.18m)

### Garden

Garage 18'6 x 8'11 (5.64m x 2.72m)



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		77	88
EU Directive 2002/91/EC			



