Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

94 Maltings Way,
Bury St. Edmunds, IP32 6EZ

Guide Price
£365,000

A beautifully presented 4 bedroom, 3 bathroom modern townhouse with garage and parking

Larger than you might expect! This spacious modern townhouse was built in 2010 and has recently been updated by the present vendors. It has an open-plan kitchen-living area downstairs and a pleasant family room on the first floor. There are 4 bedrooms in total including a superb master suite with dressing area.

The flexible accommodation would be perfect for family living and measures approximately 1420 sq feet internally - so no small rooms here! The property would also be a popular choice with landlords/investment buyers with an expected monthly rental value of around £1,700 PCM.

Set in low maintenance gardens with a single garage and 2 off-road parking spaces the house occupies a convenient location, perfect for a commuter with very easy access to the railway station and town centre, or further afield via the A14.

- Exceptionally spacious modern townhouse
- Occupying a convenient residential location
- Cloakroom, open plan kitchen/diner
- First floor family room with Juliette balcony
- 4 Double bedrooms, 2 with En suites
- Gas central heating, sealed unit glazing
- Garage, driveway parking for 2 cars

On the ground floor: The entrance hall with cloakroom off, leads into the open plan kitchen/dining/sitting room. This room is very much the hub of the house and has been recently updated and made open-plan, with attractive cabinets and integrated appliances and ample worktops. It opens into the dining area and sitting room area with French doors leading to the outside. The whole of the ground floor has Karndean flooring.

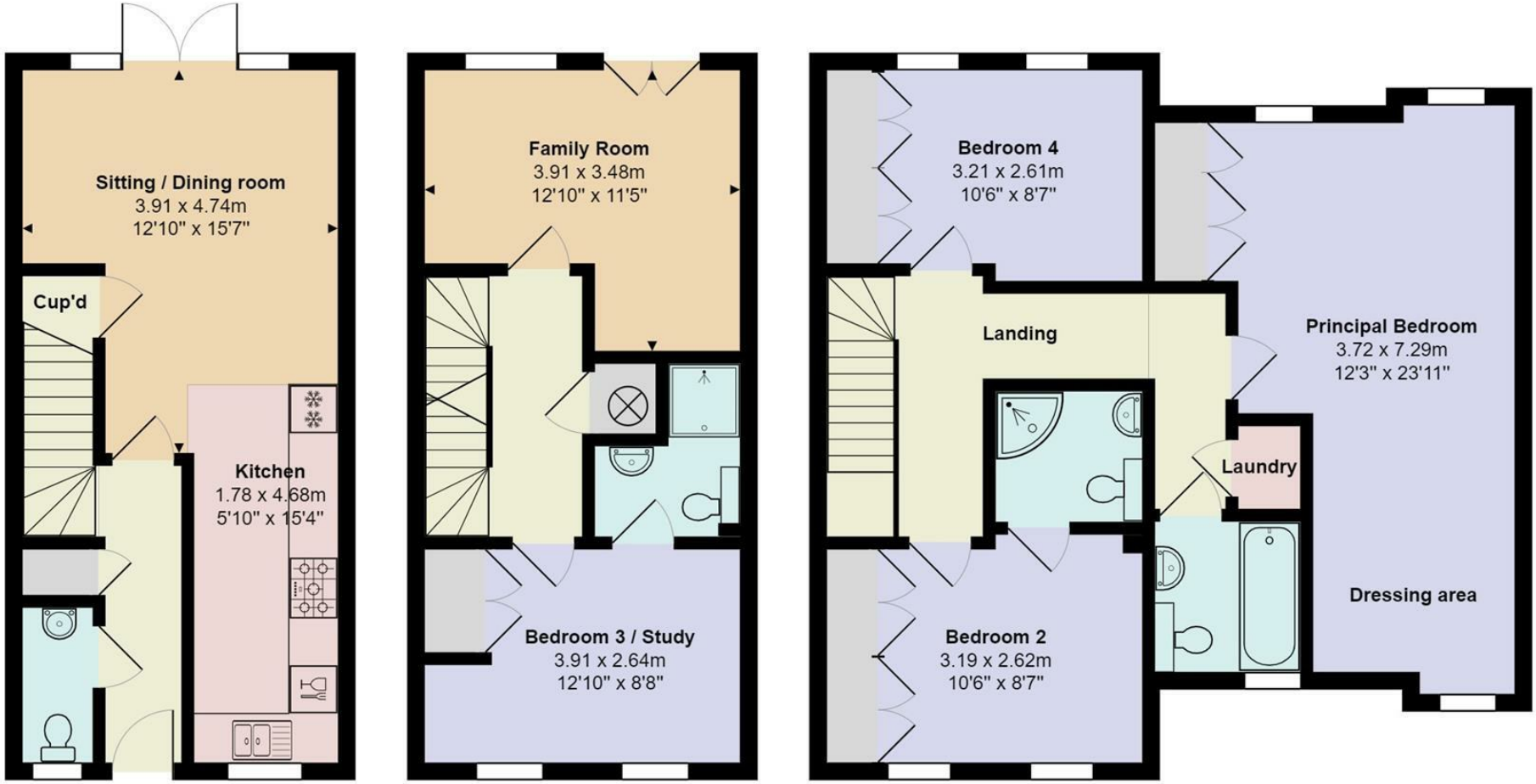
The 1st floor landing gives access to a family room with a full height window and French doors / Juliette balcony. Also on the 1st floor is Bedroom 3, which has a built in wardrobe and its own en-suite shower room. This room is currently set up in use as a Study.

The large 2nd floor landing leads to 3 further bedrooms, with the principal room being dual aspect and over 7 metres in length. There is a family bathroom adjacent. Bedroom 2 to the front, also benefits from another en-suite shower room, plus a wall of built-in wardrobe cupboards. Bedroom 4 has similar built-in storage. Off the landing is a handy cupboard housing plumbing for a washing machine to attend to the laundry upstairs.

To the rear of the attractive (south-west facing) walled courtyard is a large single garage, and side gate, to gain access to an open communal area to the rear of the property. The private courtyard area is secure and easily maintained being hard-landscaped with block paving and gravel border.

Agents note; There is an annual service charge to cover the maintenance of the developments' communal areas. This is currently set at £190 pa.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - Mains water, electricity, gas and drainage (new upgraded boiler last year)
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///positive.durations.measure



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