



2 Sherborne Road, Bury St. Edmunds, IP33 2EN

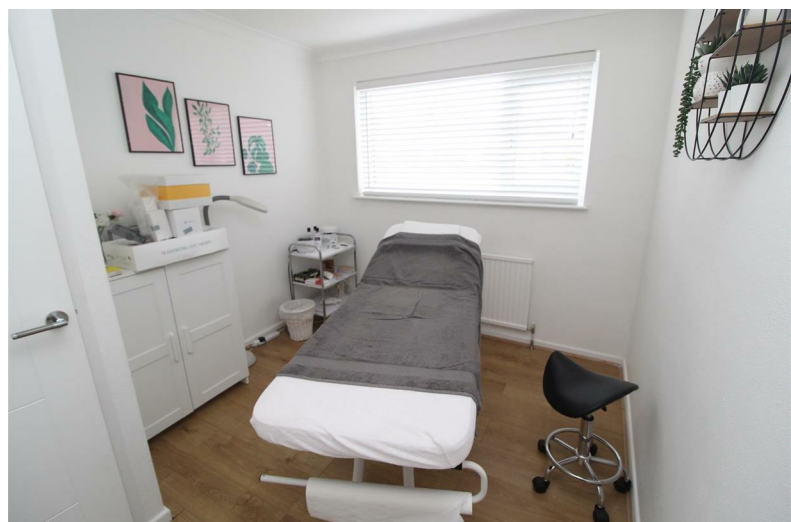
FANTASTIC FAMILY HOME – This spacious detached house has been much improved by the present vendors and is offered for sale in **FIRST CLASS CONDITION** and with **NO ONWARD CHAIN**.

Occupying a well served location, on the popular western outskirts of the town, the property includes a recently refitted kitchen, bathroom and cloakroom. There are front and rear gardens, a single garage and ample parking.

- Beautifully appointed detached house occupying a popular setting
- Hall, cloakroom, stylish kitchen diner, spacious sitting room
- 4 Bedrooms, refitted shower room, conservatory
- Gas fired central heating, new uPVC sealed unit glazing
- Single garage, enclosed gardens, ample parking
- No Upward Chain – Early viewing advised

Guide Price £340,000





General Information

The property occupies a pleasant setting within an established and popular residential area on the western outskirts of the town. There is a parade of 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.

We loved everything about this house and are confident you will too. Over the last few years, the present vendors have completely restyled the house, replacing the kitchen, bathroom, cloakroom windows and facias. The accommodation, which benefits from gas fired central heating, has a stylish contemporary feel with a neutral colour scheme adding to the feeling of light and space.

On the ground floor: The entrance hall, with cloakroom off, leads to the spacious sitting room and refitted kitchen diner. The sitting room has a fireplace and bi-folding doors to the garden. The kitchen includes an integrated oven, microwave, hob and extractor hood. There is also a built-in fridge freezer and dishwasher. A door leads out to a conservatory.

On the first floor: The landing area leads to all 4 bedrooms and the bathroom which has been refitted into a spacious shower room.

Outside

The gardens to the front of the house are laid mainly to lawn and are bordered by hedging. A side access leads to the enclosed rear gardens which are laid to lawn and include a sheltered patio and an area of decking. A rear access leads to a parking area and the single garage.

Council Tax Band D.

Directions

From the town centre proceed along Westgate Street crossing over the double mini roundabouts 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. Take the 3rd right hand turning onto Sherborne Road. The property can be found immediately on the right, as indicated by our for sale board.

Entrance Hall

Cloakroom

Sitting Room 17'3 x 10'4 (5.26m x 3.15m)

Kitchen/Diner 22'6 x 11'10 (6.86m x 3.61m)

Conservatory

First Floor

Bedroom 1 11'11 x 10'6 (3.63m x 3.20m)

Bedroom 2 11'11 x 8'9 (3.63m x 2.67m)

Bedroom 3 10'4 x 8'8 (3.15m x 2.64m)

Bedroom 4 10'4 x 6'2 (3.15m x 1.88m)

Shower Room 7'3 x 7'2 (2.21m x 2.18m)

Garage

Gardens

