Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

4 Archers Place, Bury St. Edmunds, IP33 2FA

TICKING EVERY BOX – This deceptively spacious end of terrace is located within easy reach of the town centre and is set in good sized private gardens.

The house was built in 2017 and provides an excellent range of accommodation including a superb open plan kitchen/dining/family room. There is a cart lodge with further parking to the front.

- Stylish brick and flint modern end of terrace
- Occupying a convenient and exclusive location
- Sitting room, separate kitchen/diner/family room
- 3 bedrooms, large en-suite and bathroom
- Dual zone gas central heating, sealed unit glazing
- Beautiful gardens, cart lodge and parking

Guide Price £450,000

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General Information

The property occupies an excellent setting on a small development of similar sized houses and luxury apartments. Archers Place is located off Cullum Road which has easy access to both the town centre and the A14. The property is also conveniently placed for reaching the West Suffolk Hospital, Hardwick Heath and Nowton Park.

The house was built by Seamans Builders in 2017 and benefits from the remainder of the NHBC certificate. It has dual zone gas fired central heating and sealed unit glazing making it particularly energy efficient. We understand the house is also connected to high speed broadband.

As previously mentioned, the front elevation of the property gives little indication of how spacious the property is, nor would you imagine it has such lovely private gardens - making an internal viewing essential.

On the ground floor: The entrance hall, with a cloakroom off, leads into the sitting room and to the impressive kitchen/dining/family room. The kitchen area includes a central island, integrated double oven, dishwasher and fridge/freezer. The dining area features a box bay window which overlooks the side gardens. The family/lounge area has full height glazing on one wall and includes double doors which open into the rear gardens.

On the first floor: A spacious landing gives access to all three bedrooms and the large family bathroom. Bedroom 1 has custom made wardrobes and a spacious en suite shower room. Bedroom 2 is another good sized double bedroom, again with custom made wardrobes. A loft ladder gives access to a very spacious part-boarded loft area (Possibly suitable for conversion)

Outside
The main gardens are formed to the side and rear of the house and enjoy a south west facing aspect. The gardens have been beautifully landscaped and include a patio and a wide variety of mature shrubs and trees. The gardens are laid extensively to lawn and afford an excellent degree of privacy and seclusion. There is an outside tap and 2 bike storage sheds. There is also a cart lodge close to the house which has private parking to the front.

Agents note: There is an annual service charge to cover the maintenance of communal areas which is currently around £600.

COUNCIL TAX - BAND D

Directions
From the town centre proceed down Parkway and into Cullum Road. Archers Place will be seen on the right hand side, just before the pedestrian crossing.

Entrance Hall

Cloakroom

Sitting Room 12'11 x 10'10 (3.94m x 3.30m)

KItchen/Dining/Family Room 21'4 x 21'2 (6.50m x 6.45m)

Kitchen Area 11'6 x 10'9 (3.51m x 3.28m)

Dining Area 11'4 x 9'3 (3.45m x 2.82m)

Lounge Area 10'0 x 9'7 (3.05m x 2.92m)

First Floor

Bedroom 1 15'6 x 9'5 (4.72m x 2.87m)

En Suite Shower 6'10 x 6'2 (2.08m x 1.88m)

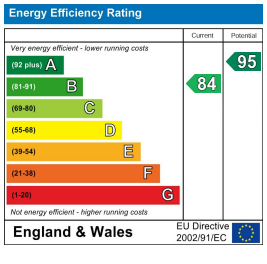
Bedroom 2 11'6 x 9'4 (3.51m x 2.84m)

Bedroom 3 8'5 x 6'1 (2.57m x 1.85m)

Bathroom

Gardens

Cart Lodge



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Lounge Area
Dining Area
Kitchen Area
Hall
Sitting Room
Bedroom 1
Bedroom 3
Landing
ShowerRoom
Bathroom
Bedroom 2

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