



Myrtlewood Road, Bury St. Edmunds

Sheridans



A detached double fronted three bedroomed family home providing immaculately presented accommodation, complemented by well-tended gardens.

This beautifully presented house displays many attractive features throughout whilst possessing a light and airy atmosphere with spacious accommodation currently in brief comprising of an entrance door opening to entrance hall and stairs off to first floor with under stairs cupboard. Door to Cloakroom with WC and washbasin.

The sitting room is light and airy with window to front and French doors to rear garden. The well appointed kitchen/dining room is a lovely spacious room fitted with an excellent range of units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by integrated Bosch appliances and with French doors opening to the rear gardens.

On the first floor is a landing with useful cupboard and access to loft space. The main bedroom offers views to the rear with range of fitted wardrobes and complemented by an en-suite shower room. The two remaining bedrooms are served by a family bathroom completing the first floor accommodation.

## Outside

To the front of the house there are planted borders and

pathway to front door. Off road parking for 2 vehicles with Electric Vehicle Charger (EVC). The fully enclosed rear garden is mostly laid to lawn, with planted flower beds, patio area and large wooden garden shed.

## Location

The house is within this very popular new development on the edge of the town providing excellent access to the A14 dual carriageway. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

## Directions

From the town centre proceed North along Northgate Street, straight across the roundabout onto Fornham Road (A1101). Go straight at the traffic lights into Mildenhall Road and out of the town. At the roundabout turn left into Sandland Drive, then turn left again into Crosses Link and then take the second right into Myrtlewood Road.

- Detached family home
- Immaculately presented
- Larger than average garden
- Integrated Bosch appliances
- Off road tandem parking
- Ensuite shower room
- Easy access to amenities
- Electric vehicle charger
- NHBC Warranty remaining

## Services

Mains electricity, gas, drainage and water. Heating - Gas

Council Tax: West Suffolk Band: C

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

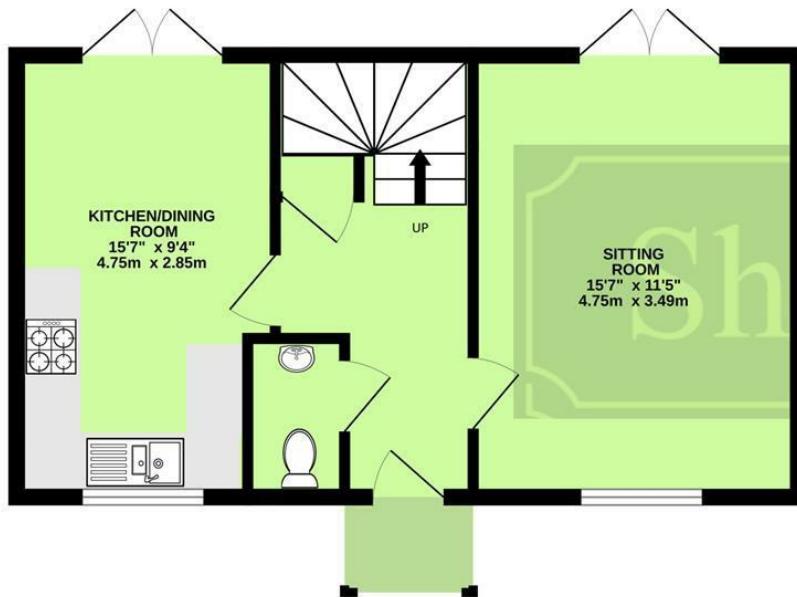
Flood Risk: Surface Water - Very Low Risk. Rivers & The Sea - Very Low Risk

3 years of NHBC guarantee remaining.

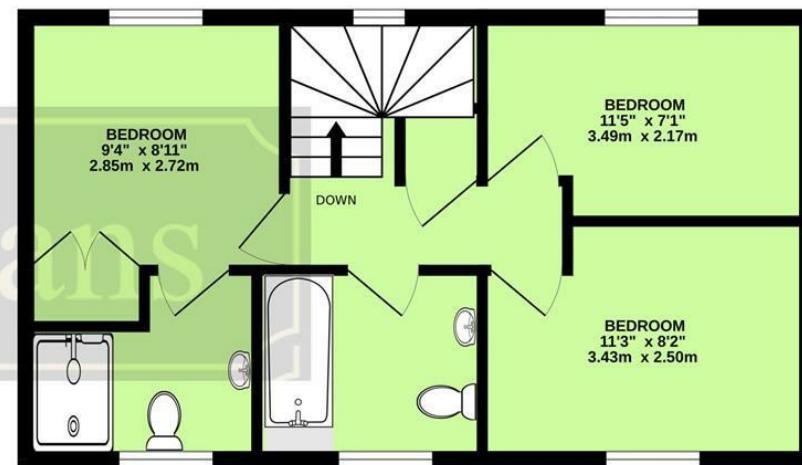
Service Charge: £250 per annum



GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (79.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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