

## Summary

A well presented family home located on the edge of the Marham Park development. Benefits include 3 bedrooms, ensuite to master bedroom, lounge, spacious kitchen diner, ground floor wc, garage and driveway. NO ONWARD CHAIN.

## Description

Approximate Room Sizes

ENTRANCE HALL

GROUND FLOOR WC Close coupled wc, wall mounted wash hand basin.

LOUNGE 15' 1" x 10' 2" (4.6m x 3.1m)  
Windows to 2 aspects.

KITCHEN DINER 15' 1" x 8' 10" > 7' 10" (4.6m x 2.7m > 2.4m) Fitted kitchen with a range of base and wall units and worksurfaces over. Inset bowl and drainer sink unit, integrated hob, cooker, extractor, space for fridge freezer and dishwasher. French doors leading to the garden.

FIRST FLOOR LANDING Over stairs storage cupboard.

BEDROOM 1 10' 9" x 8' 10" (3.3m x 2.7m) max

ENSUITE Close couple wc, pedestal wash hand basin, shower cubicle, heated towel rail.

BEDROOM 2 10' 5" x 8' 2" (3.2m x 2.5m) max

BEDROOM 3 10' 2" x 6' 6" (3.1m x 2m) max

FAMILY BATHROOM White suite comprising of a close coupled wc, pedestal wash hand basin, panelled bath with mixer taps and shower attachment, heated towel rail.

OUTSIDE TO the rear the garden commences with a paved patio area with the remainder being mainly laid to lawn. Side access leads to the single garage and driveway for 2-3 cars.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

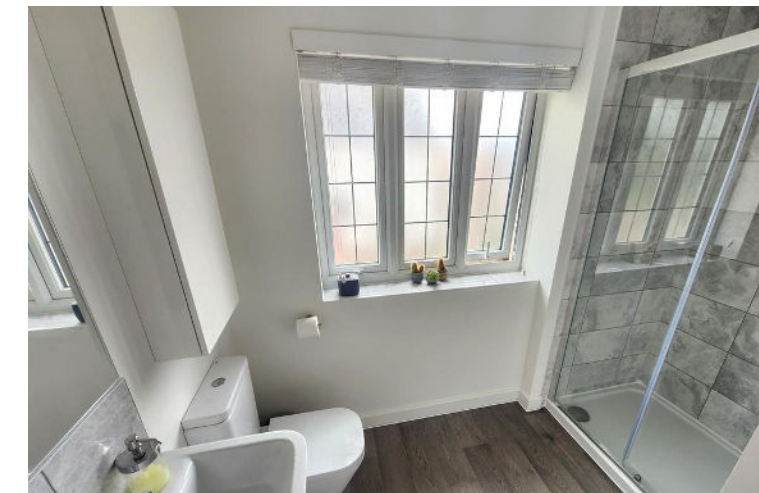
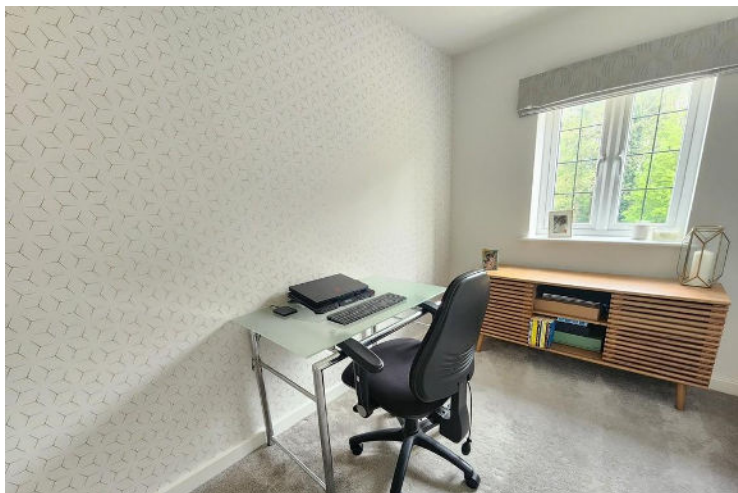
Services – Mains Gas, Water & Electric

Post Code – IP32 6TW

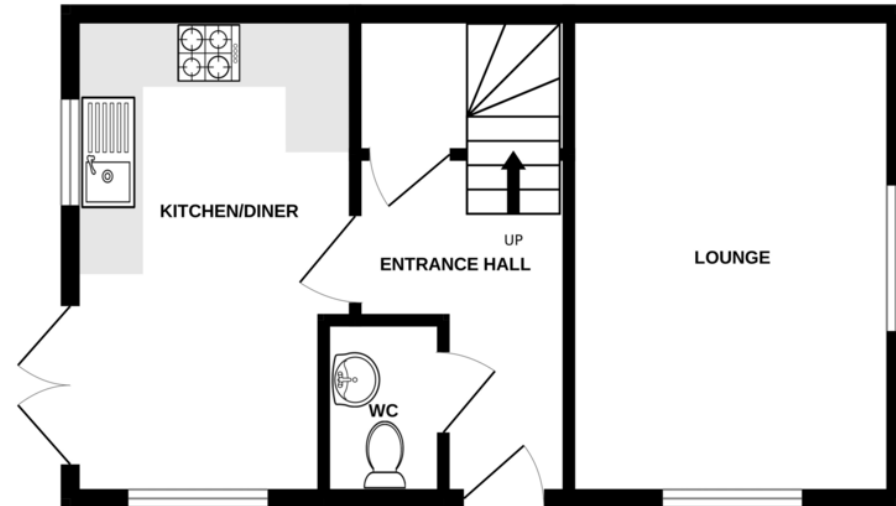
Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598



GROUND FLOOR



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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	95   A	
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Barwick Avenue | Bury St Edmunds | IP32 6TW

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Guide Price £350,000

- 3 Bedrooms
- Lounge
- Kitchen Diner
- Ground Floor WC
- Family Bathroom
- Ensuite to Master Bedroom
- Garage & Driveway