



4B Horsecroft Road, Bury St Edmunds, IP33 2DU

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## 4B HORSECROFT ROAD BURY ST EDMUNDS IP33 2DU

### MODERN 3-BEDROOM BUNGALOW WITH OFF-ROAD PARKING

| ENTRANCE HALL | CLOAKROOM | LIVING/DINING ROOM | KITCHEN | PRINCIPAL BEDROOM WITH EN SUITE | TWO FURTHER BEDROOMS | FAMILY BATHROOM | UTILITY

From the ramped and covered porch, the front door opens into the entrance hall, which has luxury vinyl flooring, a good storage cupboard and oak doors leading to all rooms, including the cloakroom and utility with built-in washing machine.

The open-plan kitchen/dining/living space is triple-aspect; the space is clearly defined, the kitchen is comprehensively fitted with a range of stylish modern shaker-style wall and base units, work surfaces and complementary tiling, integrated appliances including AEG electric oven, hob with extractor hood above, dishwasher and fridge freezer. There is a breakfast bar for four adjoining the work surface with further storage.

The principal bedroom has double-glazed French door opening to the rear garden and a door leads to the en suite shower room with walk-in shower cubicle, vanity basin with lit mirror above and storage below, and low-level WC. Bedroom two is a double room with double-glazed window to the front-aspect and bedroom three has a double-glazed window overlooking the rear garden.

The family bathroom is fitted a matching suite of bath with shower and screen above, vanity wash basin with storage below and lit mirror storage cupboard above.

**GUIDE: £485,000 *freehold***





## Outside

To the front is a large black paved area providing parking for a number of vehicles, raised flower and shrub beds retained by sleepers and gated access to both sides. At the rear, there is a large paved terrace ideal for alfresco dining and a step that leads to the remainder of the garden that is laid to astroturf lawn. The garden is fully enclosed by panel fencing. Garden shed is included.

## GENERAL INFORMATION

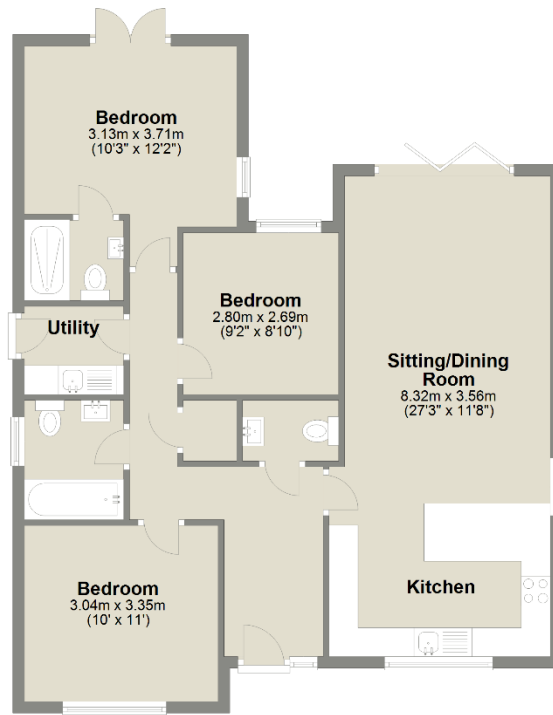
- Mains water, electricity, gas and drainage are connected
- Council Tax Band D – West Suffolk - £2,140 PA
- Ofcom states ultrafast broadband is available
- Ofcom state mobile phone signal is available
- What3words – hazelnuts.files.mistaken
- No chain

## Location

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.



# 4B Horsecroft Road



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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