



36 Westbury Avenue, Bury St Edmunds, IP33 3QE

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Bedfords

ESTABLISHED 1966

36 Westbury Avenue Bury St Edmunds Suffolk IP33 3QE

- Bury St Edmunds Train Station 1.4 miles
- Theatre Royal 1.8 miles
- Cambridge 28.5 miles
- National Trust Ickworth 3.3 miles

ENTRANCE HALL • STUDY • SITTING ROOM/GARDEN ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY • CLOAKROOM • PRINCIPAL BEDROOM WITH EN SUITE • THREE BEDROOMS • FAMILY BATHROOM •

The central hall allows access to the right into the double-aspect sitting room overlooking the front garden and having sliding patio doors to the rear, it is a good-sized room and has a modern inset multi-fuel stove in a stone surround with a wooden mantel, a pair of glazed French doors lead to a further reception room, which lends itself to a variety of uses, be it study, music room, etc., overlooking the rear garden. To the left of the hall, at the front of the property, is a fully fitted home office with multiple storage solutions and workstations. The kitchen/dining area, has a tiled floor, and fitted with an extensive range of Shaker-style painted oak kitchen units, the manufacturer is Scott Wood of Nottingham. Incorporated within the kitchen is a built-in fridge, larder cupboard, dishwasher, multiple drawers and wall units, wine rack and a large Falcon 5-ring induction range with extractor fan above, double oven and warming drawer. A separate utility room with access to the rear garden, has space and plumbing for both washing machine and dryer with two further large storage cupboards. Completing the ground-floor is a cloakroom with a matching low-level WC and wash hand basin.

First-floor landing with shelved airing cupboard.

IMMACULATE DETACHED 4-BEDROOM HOME WITH NO CHAIN

Guide: £799,950 freehold



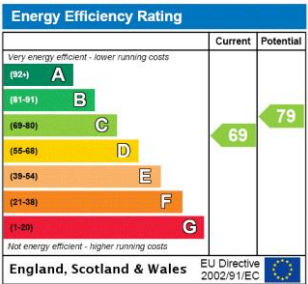
The principal bedroom has an extensive range of built-in wardrobes and drawers, including bedside cabinets, with a fully tiled en suite shower room with corner shower, back-to-the-wall WC, vanity basin with storage below, in addition to which there is a built-in dressing table with mirror, further storage and towel rail. Three further bedrooms, two overlooking the rear garden, one to the front, all enjoy use of the fully tiled family bathroom, comprising matching suite of back-to-the-wall WC, vanity basin with storage below, bath with an adjustable head shower and shower screen.

Outside

Gated entrance through a beech hedge front boundary leads to a large driveway with parking and turning space for multiple vehicles, as well as giving access to the integrated single garage. The pathway to the side leads to the well-maintained and well-established rear garden, all of which is enjoyed from a terrace across the back looking over the central lawn area, with a pathway to the rear of the property, giving access to the garden sheds, and summerhouse.

GENERAL INFORMATION

- Mains water, electricity, drainage and gas connected.
- Gas central heating
- Council tax band F - £3,013.67
- Ofcom states Ultrafast Broadband is available
- Ofcom states mobile signal is available
- What3Words – wired.roughness.snap

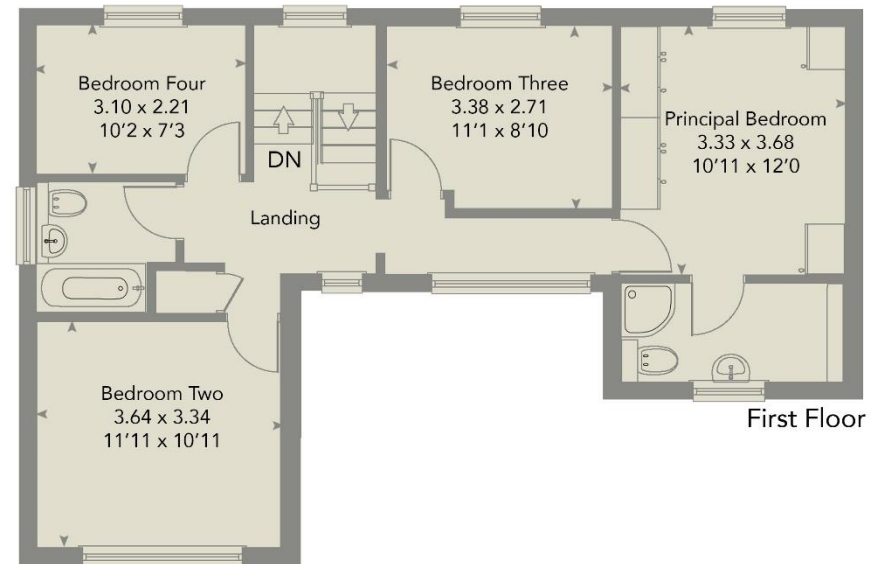
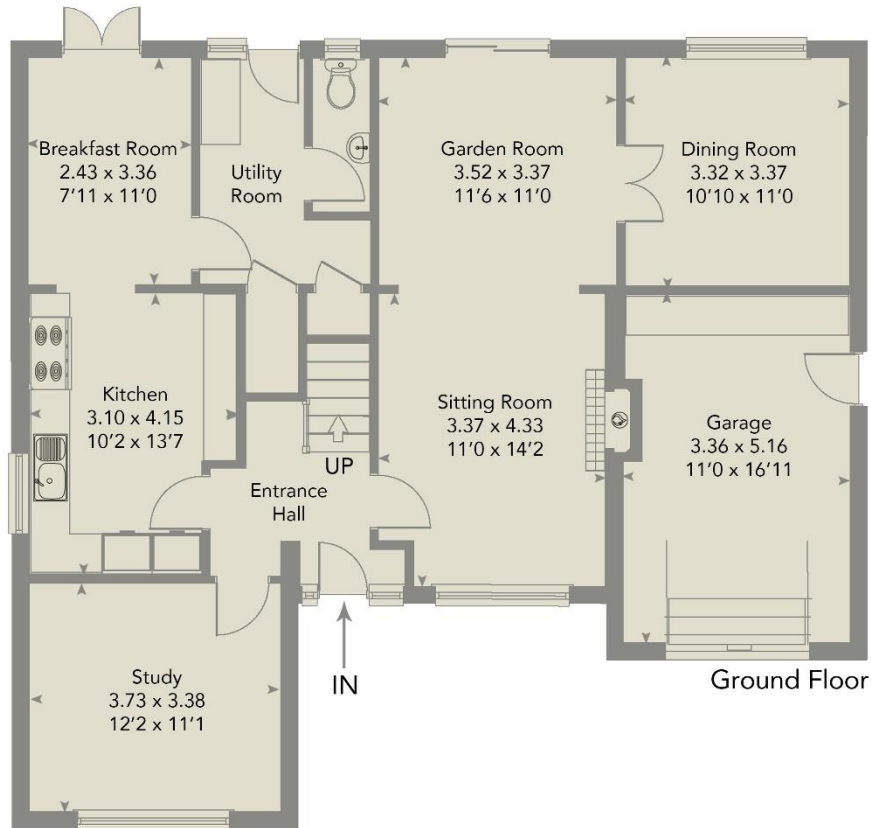
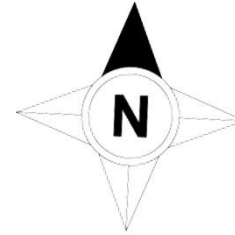


Approximate Gross Internal Area = 157 m² / 1690 ft²

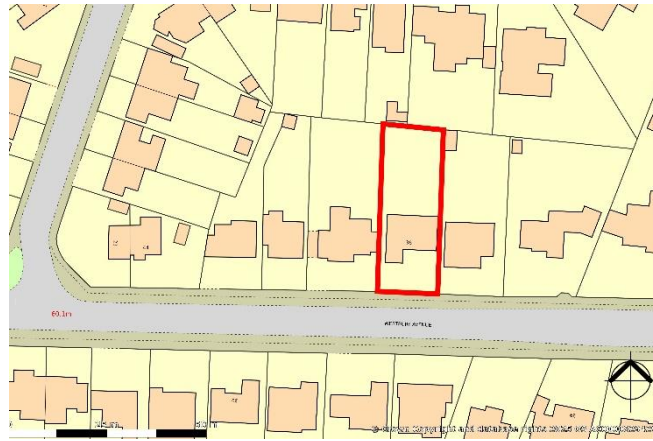
Garage = 17 m² / 183 ft²

Total = 174 m² / 1873 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024





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