East Close, Bury St. Edmunds

Sheridans

East Close, Bury St. Edmunds IP33 1UQ

Guide Price £275,000

A delightful two bedroom home occupying a pleasant position within a popular residential setting, featuring a larger than average rear garden for the development and well-balanced tastefully presented accommodation arranged over two floors with a large 2 vehicle carport at the rear whilst being a short walk to the Abbey Gardens and town centre.

This attractive terraced home offers an excellent opportunity for first-time buyers, downsizers or investors, combining practical accommodation with a surprisingly generous rear garden.

The accommodation is approached via an entrance hall with cloakroom and staircase rising to the first floor. The kitchen is fitted with a range of units and enjoys a front aspect, whilst the principal reception room is positioned to the rear of the property overlooking the garden. This light and spacious sitting/dining room provides ample space for both relaxing and entertaining, with direct access onto the garden terrace.

On the first floor are two bedrooms served by a family bathroom. The principal bedroom is a comfortable double room, whilst the second bedroom offers flexibility as a guest room, nursery or home office. The current owners have insulated the loft area, boarded it for storage and added a useful integral loft ladder.

Outside
Outside, the rear garden is a particularly appealing feature of the property. Enclosed by fencing and enjoying a good degree of privacy, the garden is laid predominantly to lawn with a paved terrace immediately adjoining the house, providing an ideal space for outdoor dining and entertaining. Gated rear access further enhances practicality. The property also has two parking spaces in a car port.

Directions
Leaving the town centre via Eastgate Street, proceed for some distance where the turning for East Close can be found on the right hand side approximately 50 metres before the mini roundabout.

Location
This immaculate home is within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities. 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.

Services
Mains gas, electricity, water and drainage. Gas central heating.
Council Tax Band: West Suffolk Band - C
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low

- Two bedroom modern home
- Tastefully presented throughout
- Ground floor cloakroom
- Spacious sitting/dining room overlooking rear garden
- Larger than average south facing rear garden ideal for entertaining
- Popular residential location
- Short walk to town and local amenities
- Large Carport offering parking for 2 cars

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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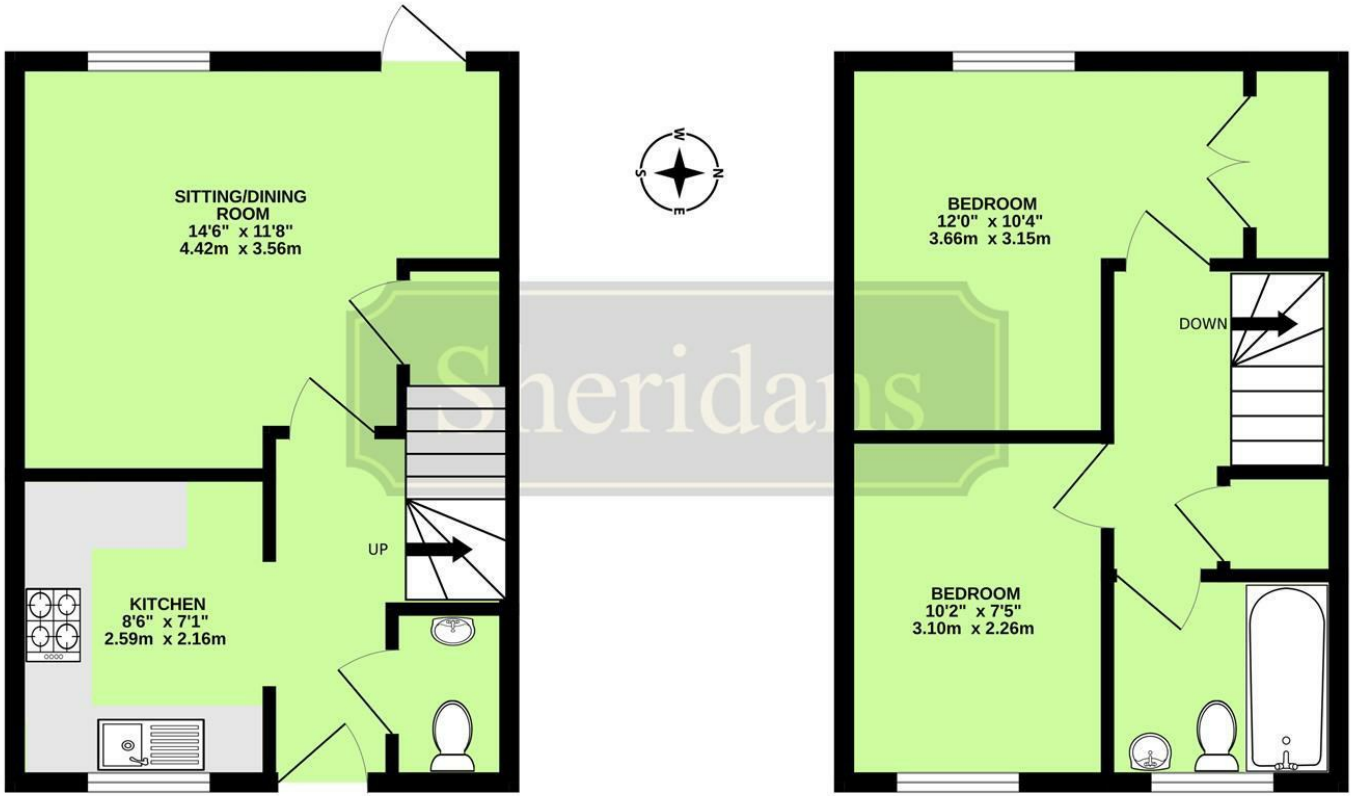

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