



Hollow Road, Bury St. Edmunds

Sheridans



Hollow Road, Bury St. Edmunds IP32 7AY

Guide Price £310,000

Situated within walking distance of the town centre and local amenities, is this beautifully presented extended three bedroom family home that has been completely refurbished to a high standard by the current vendors, whilst also having no onward chain.

This impressive and greatly improved three bedroom house is an enviable example of a family house that is ready for new owners to make their own. It is finished to a contemporary yet neutral standard with the benefit of a wonderful rear extension that greatly improves the kitchen to create a social space that is ideal for busy families or those who enjoy entertaining guests and family. The kitchen is attractively styled with features briefly including; Wood effect tiled flooring, metro tiled splash backs, shaker style units at eye and low levels, mid-level double oven, black four ring electric hob, under counter lighting and a handy breakfast bar work surface. The kitchen integrates beautifully to the extension, enjoying the wealth of natural light that is introduced by the Velux style skylights and Bi-folding doors to the rear. The Bi-folding doors are a wonderful addition to the property offering seamless integration with the garden patio. The kitchen is further complemented by a very useful downstairs cloakroom/utility that provides space for bulky white laundry goods!

Completing the ground floor accommodation is the living room that enjoys two windows at the front aspect, storage

either side of the chimney breast and a feature fireplace.

Carpeted stairs rise to the first floor offering access to three well-appointed, modern and bright bedrooms. Both bedroom two and three make use of the trendy bathroom suite whilst the master bedroom has the luxury of its own en-suite shower room. Both the bathroom and en-suite are finished to a similar standard with contemporary white suites, chrome heated towel rails, metro tiled splash backs and vanity units below the hand wash basins.

Location

The house is situated 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.

- Beautifully presented three bedroom semi-detached home
- Refurbished to a high standard throughout by current vendor
- Contemporary bathroom and en-suite shower room
- Immediate proximity of local schooling
- Stunning extended kitchen breakfast room
- Bi-fold doors out onto the garden
- Excellent access to major road links including the A14
- Walking distance of the Abbey Gardens and town centre
- No onward chain

Directions

Leaving Bury St Edmunds via Eastgate Street, continue until the end of the street. Upon reaching the mini roundabout bear left onto Hollow Road and number 8a can be found after approximately 150 metres on the right-hand side.

Services

All mains services are connected. Gas heating. Full renovation. Council tax band: C. EPC Rating: C.

No onward chain.

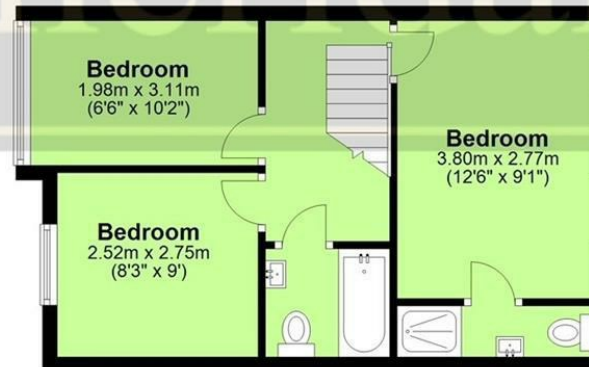


Ground Floor



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 378



Sheridans