



Myrtlewood Road, Bury St. Edmunds

Sheridans



Myrtlewood Road, Bury St. Edmunds IP32 6TS

Guide Price £450,000

A recently built detached four bedroomed house providing immaculately presented accommodation complemented by attractive landscaped gardens.

Tucked into the Marham Park development facing a protected green space with mature trees, this property sits on a corner plot which has been professionally landscaped by Mike Long an award-winning garden designer.

Stepping inside you are greeted by a generous hallway fitted with Amtico flooring flowing through to the kitchen which seamlessly blends into the dining area. There is a cloakroom, generous understairs storage cupboard and a large study. This leads to a spacious light filled living room with elegant French doors leading to the rear sun terrace. Going back into the entrance hallway double doors lead to a stylish kitchen/dining room and beautiful French doors lead to the back garden. The kitchen is fully fitted with a high gloss finish and features integral appliances - Cooker, dishwasher and fridge freezer. A central island houses the electric hob and extractor hood. There is also an attached utility with washing machine and additional fridge.

Upstairs you are met with a spacious landing connecting to four double bedrooms, family bathroom and a large storage cupboard. The main bedroom has mirrored fitted wardrobes, an en-suite with walk-in shower, WC, hand basin and heated towel rail. Bedroom three also has a

built-in wardrobe and the family bathroom benefits from a bath and separate walk-in shower, hand basin, WC and heated towel rail.

Outside

The house stands within beautiful partially walled landscaped gardens. A sun terrace with Italian porcelain tiles lead your eye to three beautiful trees, artificial turf and a pergola. The trees are lit in the evening and there is an electric power point within the pergola. The side gate leads to a private drive for two cars, an EV Point and a single garage with lighting and electric.

Location

The house enjoys a delightful setting within this very popular new development on the edge of the town, providing excellent access to the A14 dual carriageway. 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.

- Immaculately presented detached house
- Spacious accommodation
- Popular location
- Charming landscaped gardens
- Ample parking and garaging
- Well-equipped kitchen/dining room
- Sitting room, study
- Utility, cloakroom
- Four bedrooms
- Family bathroom, en-suite shower

Directions

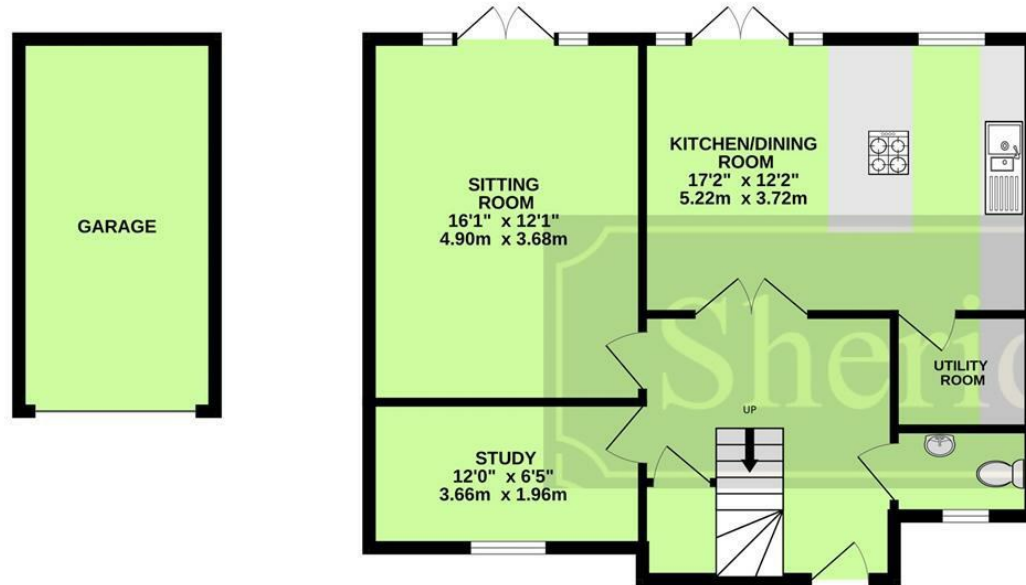
From the town centre proceed North along Northgate Street, straight across the roundabout onto Fornham Road (A1101). Go straight at the traffic lights into Mildenhall Road and out of the town. At the roundabout turn left and follow the JS Bloor signs. Follow the road and turn right into Myrtlewood Road.

Services

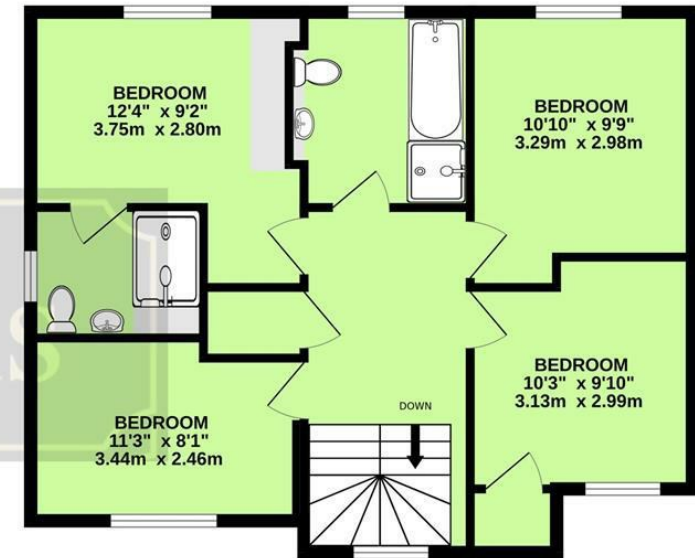
All mains services are connected. Gas fired radiator central heating. Council Tax Band E. EPC Rating: B.



GROUND FLOOR



1ST FLOOR



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

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