



11 DOUBLE ROAD BURY ST. EDMUNDS, IP31 3UJ

£400,000
FREEHOLD

Situated at the front of the desirable College Park development in Thurston, this well presented 4-bedroom detached modern property offers spacious living ideal for families. At the heart of the home is a stylish open-plan kitchen that flows into a bright dining area—perfect for everyday living and entertaining. A separate utility room adds practicality. Upstairs the master bedroom features a contemporary en suite and three further bedrooms are served by a sleek family bathroom. Outside, the property boasts ample parking, and a generous garden—perfect for family life and outdoor entertaining.

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11 DOUBLE ROAD

- Well Presented 4 Bedroom Detached Home With En Suite • Stylish Kitchen/Breakfast Room • 4 Good Size Bedrooms • Gas Fired Heating • Garage & Driveway For Parking • Cloakroom And Utility • Convenient Transport Links & Access To The A14 • Within Walking Distance To Amenities • Private Good Size Garden • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Bright welcoming entrance with stairs to first floor. Radiator.

Sitting Room

Spacious room with window to front. Radiator

Dining Room

Well-proportioned room with dual aspect windows to front and side. Radiator

Kitchen/Breakfast Room

Stylish kitchen with wall and base cupboard and drawer units and ample worktops over. Inset sink and drainer. Integrated appliances including full fridge freezer and dishwasher. Electric oven and hob with extractor hood over. Built in breakfast bar area. Window to rear and French doors leading to patio seating area. Radiator.

Utility Room

Matching wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Integrated washing machine and space for a tumble dryer. Door to side access. Radiator

Cloakroom

WC and wash basin. Window to side. Radiator

Landing

Bright and airy space with window to side. Loft access

Bedroom 1

Spacious double room with fitted wardrobes. Window to rear and radiator.

En-Suite

Modern suite with WC and pedestal wash basin. Separate shower cubicle with shower head over surrounded with feature tiles. Window to rear. Radiator

Bedroom 2

Generous double room with fitted wardrobes. Window to front. Radiator

Bedroom 3

Double room with fitted wardrobes. Window to front and window to side. Radiator.

Bedroom 4

Window to front. Radiator.

Bathroom

Bath with shower over, WC and sink and window to rear. Heated towel rail.

Outside

Front Garden

Brick paved driveway for ample parking. Wood ship boarders with mature shrubs.

Rear Garden

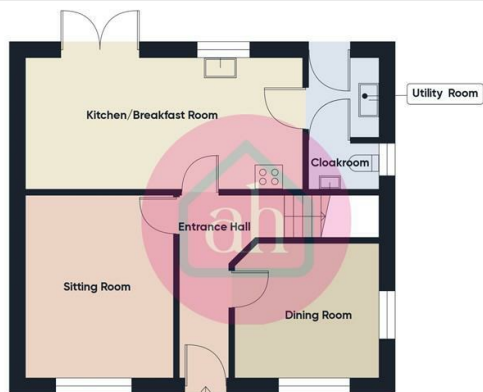
A spacious, fully enclosed garden with patio seating and lawn leading to decked area at the rear. The garden also benefits from gated access to the driveway.

Garage

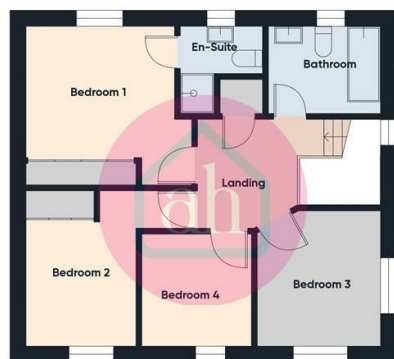
Electric up and over door. Power and light.

11 DOUBLE ROAD





Ground Floor



Floor 1

Approximate total area^m
1127.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

EPC Rating: Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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