



## 16 LAUREL CLOSE

BURY ST. EDMUNDS, IP31 3NZ

£350,000  
FREEHOLD

Situated in the heart of the village, tucked away in a peaceful cul-de-sac, this spacious three-bedroom detached home offers well-appointed accommodation throughout.

A generous sitting room featuring an attractive log burner provides a cosy yet spacious living area. At the heart of the home is the open-plan kitchen and dining room, which leads seamlessly into a large, light-filled conservatory with a pitched glass roof—perfect for relaxing or entertaining.

Upstairs, three well-proportioned bedrooms are complemented by a stylish family bathroom. Additional features include a handy cloakroom and a practical rear porch.

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# 16 LAUREL CLOSE

- Substantial 3 Bedroom Detached Family Home
- Spacious Sitting Room With Log Burner
- Open Plan Kitchen/Dining Room
- Gas Fired Heating
- Garage & Driveway For Ample Parking
- Three Good Size Bedroom
- Generous Size Conservatory With Garden Views
- Downstairs Cloakroom
- Close To Village Amenities & Good Transport Links
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Bright welcoming entrance hall with understairs cupboard. Stairs to first floor. Radiator

## Cloakroom

WC and wash basin with feature tile splash back. Window to front. Radiator

## Sitting Room

Beautifully presented sitting room with inset logburner and hearth making it a focal point of the room. Herringbone vinyl flooring. Window to front and radiator.

## Kitchen/Dining Room

Modern and comprehensive range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Built in appliances including dishwasher and washing machine. Space for a range cooker with extractor hood over and space for a American style fridge freezer. Radiator. Opening to the conservatory

## Conservatory

Impressive size room offering a great space for the family. Pitched glass roof and glazed with French doors opening to the garden. Underfloor heating and hot and cold air conditioning unit.

## Rear Porch

Glazed with door to rear garden. Space for tumble dryer. Tiled floor

## Landing

Access to loft. Window to side and radiator

## Bedroom 1

Spacious double room with window to front. Hot and cold air conditioning unit. Radiator

## Bedroom 2

Double room with window to rear. Hot and cold air conditioning unit. Radiator

## Bedroom 3

Built in storage, window to front. Radiator

## Bathroom

WC and vanity wash basin unit. 'P' shaped jacuzzi style bath with electric shower head over and screen, surrounded by feature tiles. Airing cupboard and built in shelves. Window to rear.

## Outside

### Front Garden

Low maintenance shingle driveway leading to garage and offering ample off-street parking. Gate access to the rear.

### Rear Garden

Enclosed by fencing with well stocked raised flower beds bordering and established trees offering privacy. Laid mainly to lawn with a paved pathway surrounding the house with a side patio area.

## Garage

Up and over door. Light and power connected

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

EPC Rating: Council Tax Band: D

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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