



Starre Road, Bury St. Edmunds, IP33 3XA

Price Guide £450,000



## DRAFT DETAILS

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We are pleased to present: A spacious, much improved, established detached house in a popular area on the West side of town. Porch, Hall, Lounge with Multi-fuel Stove, Re-fitted Kitchen/Dining Room, Utility, Family/Dining Room, Bedroom4/Study/Playroom with En-Suite, 3 Bedrooms - 1 with Dressing Room & Re-fitted En-Suite, Bathroom, Private Rear Garden, Generous Parking, VIEW ASAP.



## DESCRIPTION

This established property presents with brick and rendered elevations, and a tiled roof. It has benefitted from many improvements in recent years, with works including re-fitting the Kitchen and Utility Room, new flooring, new En-Suite to the main bedroom, LED downlights, and a new gas combination boiler. The Garage has previously been converted into a Bedroom/Playroom/Study, with En-Suite and a Utility Room. This spacious family home, with a range of flexible accommodation, is located on the sought-after western side of town, and features a particularly private rear garden, together with generous parking, and therefore early viewing is strongly advised.



## DIRECTIONS

Proceed out of Bury St Edmunds along Out Risbygate and continue past West Suffolk College. At the mini roundabout, turn left into Westley Road, and proceed towards the end. Turn left into Flemyng Road, and immediately right into Starre Road, where the property is located after a short distance, on the right.



## ENTRANCE PORCH

Approached via a replacement composite part glazed front door. Tiled floor, UPVC frosted window to front, panelled door with glazed side panel to:

## HALL

Wood-effect vinyl tiled floor, stairs to first floor, LED downlights, consumer unit, radiator.

## LOUNGE 13'8" RED TO 12'7" X 11'11" (4.17M RED TO 3.84M X 3.63M)

The focal point being a modern stone-effect fireplace with hearth and inset multi-fuel stove, telephone point, radiator, UPVC window to front.

## KITCHEN/DINING ROOM 18'3" X 9'10" (5.56M X 3.00M)

Re-fitted with range of modern white high-gloss base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl sink unit with 'Swan-neck' style spray-head mixer tap, inset induction hob with modern Klarstein ceiling hung cooker canopy over, built-in electric double oven/grill, pan-drawers, integrated dishwasher, wine cooler, concealed lighting, wood-effect vinyl tiled floor, built-in understairs storage cupboard, LED downlights, radiator, UPVC window to rear. Arch to Family/Dining Room

## UTILITY ROOM 8'6" X 7'5" (2.59M X 2.26M)

Re-fitted with base unit with inset half drainer stainless steel sink unit with 'Swan-neck' style spray-head mixer tap, plumbing for washing machine (current washing machine available by negotiation), space for tumble dryer (current tumble dryer available by negotiation), space for 'American-style' fridge/freezer (current fridge/freezer available by negotiation), part panelled walls, LED downlights, vertical radiator, UPVC window to rear, UPVC part glazed door to rear garden.

## FAMILY/DINING ROOM 10'10" X 10'4" (3.30M X 3.15M)

Wood-effect vinyl tiled floor, radiator, UPVC window to rear, UPVC glazed double doors to side and rear garden.

## BEDROOM 4/STUDY/PLAYROOM 12'3" X 7'11" (3.73M X 2.41M)

Radiator, UPVC window to front.

## EN-SUITE 4'10" + SHOWER X 3'1" (1.47M + SHOWER X 0.94M)

White suite comprising tiled shower enclosure with shower unit, wc, vanity wash basin with mixer tap, fully tiled walls, LED downlights, vertical radiator/towel rail, extractor fan.

## FIRST FLOOR LANDING

Loft access, built-in cupboard housing wall mounted Vaillant gas boiler and lagged hot water tank with pump, UPVC window to side.

## BEDROOM 1 10'10" X 10'4" (3.30M X 3.15M)

Radiator, UPVC window to side, UPVC window to rear. Arch to:

## DRESSING ROOM 10'5" MAX X 9'6" (3.18M MAX X 2.90M)

L-shaped room. Maximum measurements. Five built-in double wardrobes, LED downlights.

## EN-SUITE 5'4" X 4'6" (1.63M X 1.37M)

Re-fitted with white suite comprising tiled shower enclosure with shower controls, with both fixed and flexi-heads, corner wc, vanity wash basin with mixer tap, tiled floor, LED downlights, vertical radiator/towel rail, extractor fan.

## BEDROOM 2 12'6" X 8'11" + DOOR RECESS (3.81M X 2.72M + DOOR RECESS)

Radiator, UPVC window to front.

## BEDROOM 3 9'0" X 7'8" (2.74M X 2.34M)

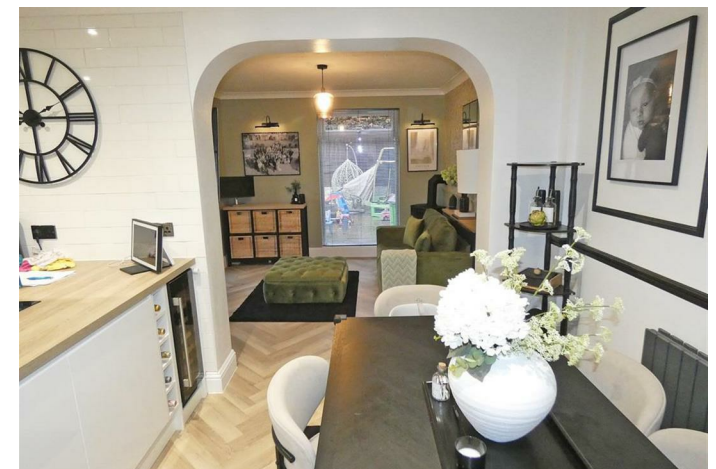
Radiator, UPVC window to front.

## BATHROOM 6'10" X 5'4" (2.08M X 1.63M)

White suite comprising panelled bath with shower unit over, wc, pedestal wash basin, fully tiled walls, LED downlights, vertical radiator/towel rail, UPVC frosted window to rear.

## OUTSIDE

To the front the garden has been laid to tarmac driveway, partly enclosed by a dwarf retaining wall.





This provides vehicular standing for at least four cars. A gate provides side access to the rear garden. This affords a high level of privacy, being enclosed by fencing, and laid principally to paving with artificial lawn, shingle border, outside water tap, and a LARGE TIMBER SHED. At one side of the property, there is a bin storage area and an external power socket.

**AGENT'S NOTE:** The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band D.

### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### **TRANSPORT LINKS**

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>

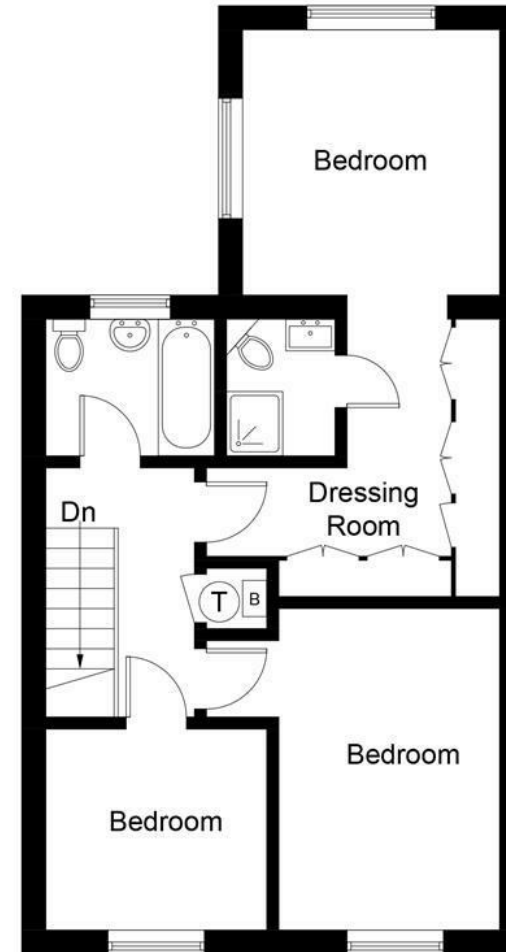
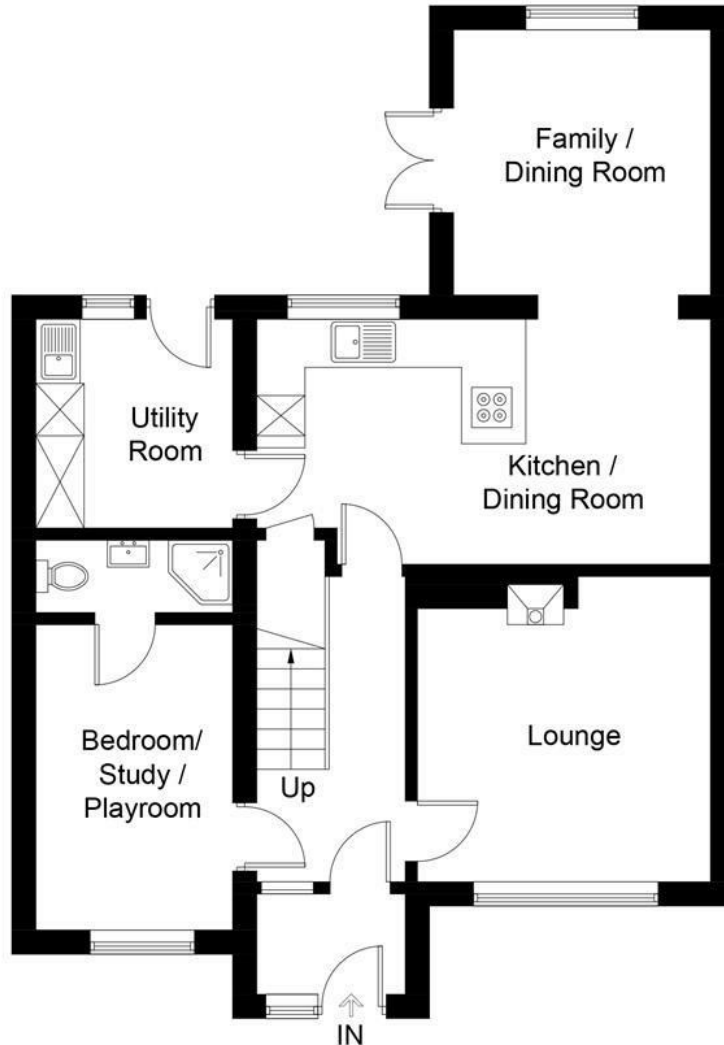






# 6 Starre Road, Bury St. Edmunds. IP33 3XA

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft




## Ground Floor

## First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</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	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

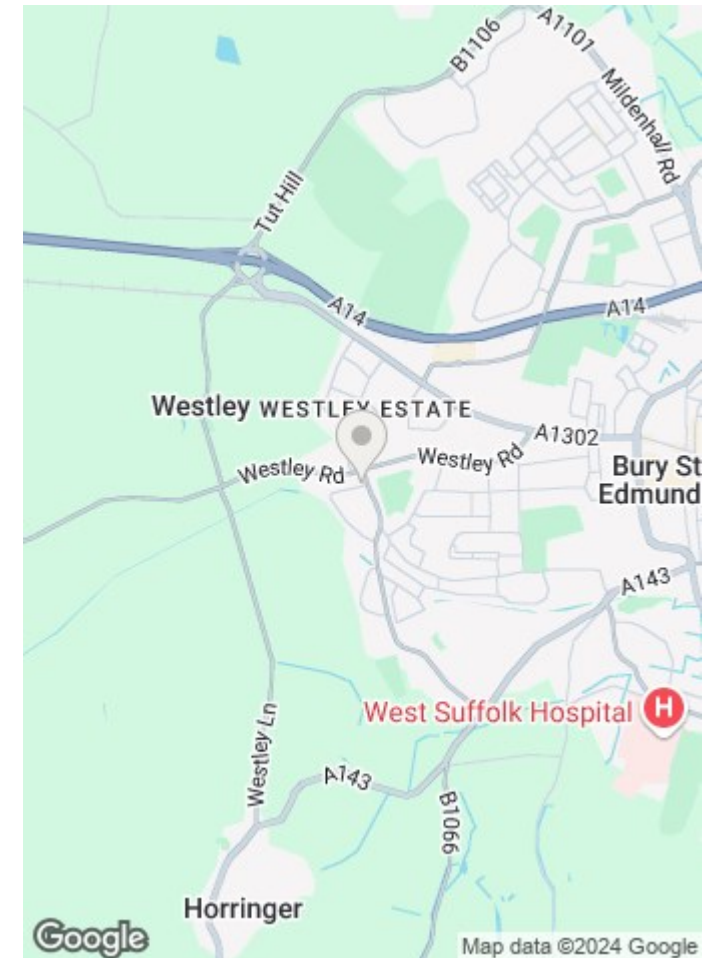
**Mobile: 07803 138 123**

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**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- ENTRANCE PORCH, HALL
- LOUNGE WITH MULTI-FUEL STOVE
- RE-FITTED KITCHEN/DINING ROOM, UTILITY ROOM
- FAMILY/DINING ROOM
- BEDROOM 4/STUDY/PLAYROOM - WITH EN-SUITE
- 3 BEDROOMS - 1 WITH DRESSING ROOM & RE-FITTED EN-SUITE
- BATHROOM
- GENEROUS PARKING, REAR GARDEN AFFORDING HIGH DEGREE OF PRIVACY
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE
- POPULAR AREA ON WEST SIDE OF TOWN, MUCH IMPROVED, EARLY VIEWING ADVISED



## VIEWING:

Strictly by appointment with Coakley & Theaker

**ZOOPLA** **rightmove** 



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.