



4-BEDROOM FAMILY HOME CLOSE TO TOWN, SET IN 1/3 OF AN ACRE

Garden House, Queens Close, Bury St Edmunds, IP33 3ER

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ESTABLISHED 1966

Garden House

Queens Close

Bury St Edmunds

IP33 3ER

4-BEDROOM FAMILY HOME CLOSE TO TOWN, SET IN 1/3 OF AN ACRE, WITH PRIVATE PARKING AND GARAGE

- Bury St Edmunds Railway Station 1 mile
- Ickworth Park 3.7 miles
- Cambridge 32.6 miles
- Stansted Airport 48.7 miles

ENTRANCE HALL | CLOAKROOM | SITTING ROOM | KITCHEN/DINING/BREAKFAST ROOM | FAMILY ROOM | UTILITY | PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM | 3 FURTHER BEDROOMS | BATHROOM | GARAGE/WORKSHOP

Garden House sits at the end of Queens Close, a no-through road, in this popular residential area on the western side of town. With hard flooring throughout the ground floor, in either timber or tiles, the open-plan living space fulfils a modern families living style. From the entrance porch, with its cloakroom having WC, and vanity hand basin, can be accessed the double-aspect sitting room with French doors looking out to the rear garden, with a freestanding wood burner on a granite hearth. The adjacent kitchen/dining/breakfast room has bifold doors to the rear garden, as well as a family TV/snug area. The kitchen itself is modern in design, in a classic Shaker-style with built-in double oven, 4-ring gas hob with hood above, space and plumbing for dishwasher, and large fridge freezer, in addition to which there is a central island unit with multiple storage solutions and breakfast bar. Adjacent to this is a family room with French doors to the rear garden and a ceiling lantern. Completing the ground floor is a separate utility with additional storage units, stainless steel sink, plumbing and space for washing machine.

From the light and airy central landing, with a built-in shelved airing cupboard, gives access to the principal bedroom with a built-in sliding door wardrobe and its own en suite fully tiled shower room with back-to-the-wall WC, vanity basin with storage below, and a multiple head shower, and towel rail. The three further bedrooms, one with a full range of built-in wardrobes, another with built-in wardrobe and work station, all of which enjoy the use of the large fully tiled family bathroom with a back-to-the-wall WC, vanity basin with storage below, towel rail and a large shower bath with screen and adjustable head shower.



Guide: £850,000 FREEHOLD

Outside

To the front of the property, is a large gravel drive with turning space and ample parking for multiple vehicles in front of the attached single garage (currently used as a workshop), adjacent to which is a set of twin gates for access to the rear garden for further parking, if required. The real feature of the property is its large garden, all of which is enjoyed from the terrace across the rear of the property, with built-in barbeque. The garden itself is predominantly lawned with a wide variety of border beds for interest throughout the rear, as well as a greenhouse, multiple garden sheds and a productive kitchen garden, including an established asparagus bed, all of which has mature boundaries and offers a high degree of privacy.

Services

Mains water, gas, drainage and electricity are believed to be connected.

Council Tax Band – E – West Suffolk

EPC rating D

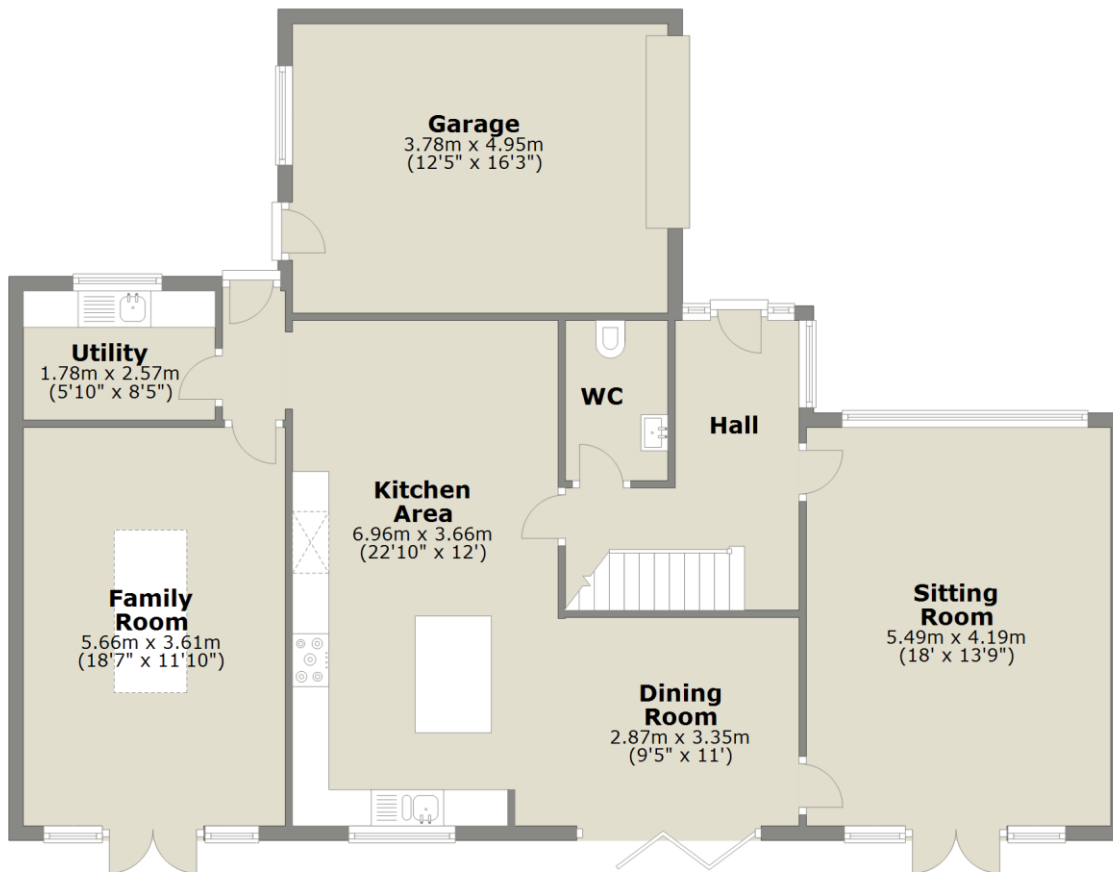
Location

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.



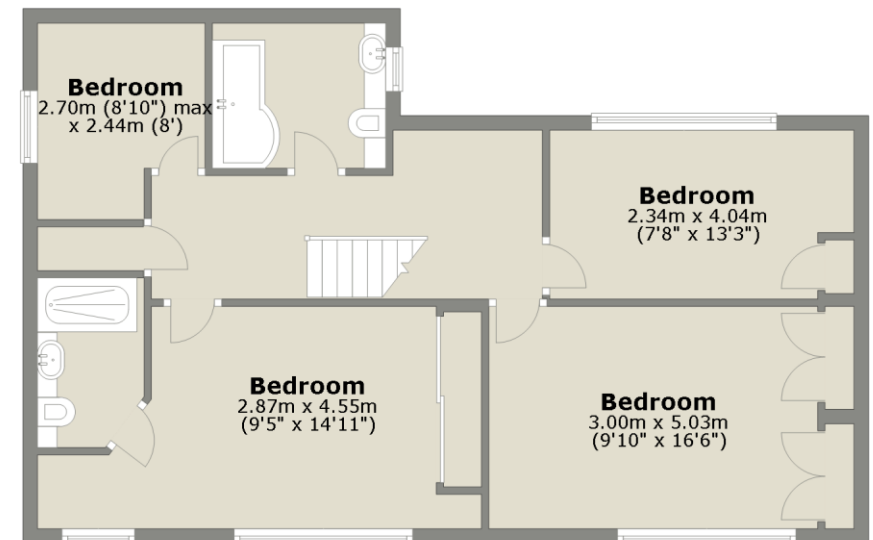
Ground Floor

Approx. 119.5 sq. metres (1286.5 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.3 sq. feet)



Total area: approx. 188.5 sq. metres (2028.8 sq. feet)

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