

# 53 The Street - Offers In The Region Of £375,000

Beck Row Bury St. Edmunds IP28 8AE

**shires**

Estate & Letting Agents



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# Offers In The Region Of £375,000

## The Property

Beautifully Refurbished Two-Bedroom Detached Cottage – No Onward Chain – Development Potential

This charming two-bedroom detached cottage has been extensively refurbished by the current owners to a high specification, offering a perfect blend of modern living and character features throughout.

The property has undergone a comprehensive renovation including a new kitchen and bathroom, full re-wiring, updated drainage, new radiators, roof, dormers, fascias, windows, doors and guttering, providing peace of mind for any buyer.

Internally, the home is bright, modern and airy throughout. The spacious lounge features a stylish media wall, exposed brickwork and a character fireplace, creating a warm and inviting living space.

The contemporary kitchen/diner is fitted with a range of wall and base units, worktops and a ceramic inset sink, with dual aspect windows allowing plenty of natural light. The dining area offers an ideal space for entertaining and provides access to the first floor.

Upstairs, there are two generously sized bedrooms, both benefiting from built-in storage. The luxury shower room is fully tiled and comprises a modern suite including a double shower cubicle, WC and pedestal basin.

Externally, the property offers a gravelled driveway providing off-road parking for multiple vehicles. Newly installed fencing defines the garden areas, with a large side garden offering additional outdoor space. There is also an outbuilding currently used as a utility/store and a covered car port.

Of particular note, the plot offers potential (subject to the necessary planning permissions) to build a second dwelling, making this an attractive opportunity for developers or those seeking future investment potential.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents.

## Features

- FULLY REFURBISHED TO A HIGH SPECIFICATION
- TWO BEDROOM DETACHED COTTAGE
- NO ONWARD CHAIN
- MODERN KITCHEN/DINER WITH DUAL ASPECT WINDOWS
- SPACIOUS LOUNGE WITH MEDIA WALL & FEATURE FIREPLACE
- LUXURY FULLY TILED SHOWER ROOM
- OFF-ROAD PARKING & CAR PORT
- LARGE PLOT WITH GENEROUS SIDE GARDEN
- OUTBUILDING / UTILITY ROOM
- POTENTIAL FOR SECOND DWELLING (STPP)





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

