

3 The Poplars - Asking Price £425,000

Beck Row Bury St. Edmunds IP28 8BW

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £425,000

The Property

A substantial four-bedroom detached family home, tucked away down a private road of only four properties, offering generous living accommodation, a double garage, excellent outside space and impressive long-term potential conveniently located for local amenities, schools and transport links.

The ground floor provides a spacious and versatile layout. The kitchen diner features a quality Woollards kitchen, creating a fantastic hub of the home, with all appliances included. There is also a separate utility room, ground floor W/C and a dedicated study, ideal for those working from home. The dining room offers excellent flexibility and could equally work as a playroom, snug or additional family space. The living room is a welcoming reception area, complete with a feature brick fireplace and gas fire, while the conservatory benefits from a solid roof, making it a practical room to enjoy throughout the year.

Upstairs, the main bedroom is a superb dual-aspect room with fitted wardrobes, a dressing area and an en-suite shower room. Bedrooms two and three are both generous doubles with fitted wardrobes, while bedroom four is fitted with units and a desk, making it ideal as a bedroom, study or hobby room. A family bathroom completes the first-floor accommodation.

Externally, the property continues to impress with a great-sized rear garden which is not overlooked from behind, offering a wonderful space for families and outdoor entertaining. To the front, there is driveway parking leading to a double garage with electric doors. The garage offers excellent potential for conversion, subject to the necessary consents, and could lend itself perfectly to an annexe, studio, gym or workspace.

A further benefit is the solar panel system, which currently provides a feed-in tariff of approximately £3,000 per year, offering a valuable ongoing return. This is a rare opportunity to purchase a spacious and versatile family home in a desirable private setting, a property with room to grow and enjoy for many years to come.

Why the Vendors Love it!

The quiet street, lovely neighbours and great schools nearby - what more could you ask for? After nearly 40 years, it's safe to say this has been a very happy family home. They've also added clever little touches throughout, because good storage is always a win!

Why We Love It!

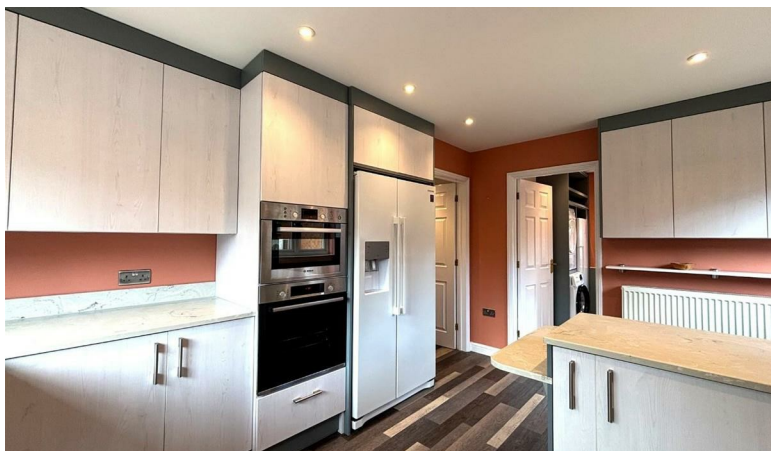
A huge driveway, three reception rooms and a conservatory - there's space for everyone and everything! A great place to store all those items you said you would declutter in the move and never got round to it! Office, playroom, snug... take your pick!

Agents Note

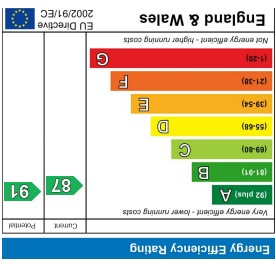
Features

- **FOUR BEDROOM DETACHED FAMILY HOME**
- **PRIVATE ROAD SERVING ONLY FOUR HOUSES**
- **SPACIOUS KITCHEN DINER WITH WOOLLARDS KITCHEN**
- **MAIN BEDROOM WITH DRESSING AREA AND EN-SUITE**
- **SOLAR PANELS WITH APPROX. £3,000 FEED-IN TARIFF PER YEAR**
- **AIR SOURCE HEAT PUMP**
- **LARGE REAR GARDEN**
- **DOUBLE GARAGE WITH ELECTRIC DOORS**
- **DRIVEWAY PARKING**
- **YOUR FOREVER HOME**





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.



These energy ratings have been made to assist the accuracy of the Energy Company Data (ECOD) of doors, windows, rooms and any other items not specifically mentioned in the Energy Performance Certificate. The data is for illustrative purposes only and should be used as a guide only. It is not intended to be used for any other purpose. The energy ratings have not been tested and no guarantee is given.

TOTAL FLOOR AREA: 148.8 sq.m. (1593 sq.ft.) approx.



GROUND FLOOR
88.7 sq.m. (953 sq.ft.) approx.



1ST FLOOR
70.9 sq.m. (763 sq.ft.) approx.